Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030871 DEEDWARR
Recvd: 04/23/15 13:07 2 pgs
Fees:13.00 Taxes:665.63
20150423-0036494

R-VRES-15-401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00.

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MISTY M. THOMPSON WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah E. Parker and Michael Paul Hale	Farmington Mortgage	
(NAME)	(NAME)	**044-11-0-115.00**
401 Lawrence Street	2002 Richard Jones Rd	
(ADDRESS)	(ADDRESS) Ste. 300A	
Old Hickory, TN 37138	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ROBERT VINCENT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SARAH E. PARKER, AN UNMARRIED WOMAN, AND MICHAEL PAUL HALE, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Described property located in Davidson County, Tennessee, to wit: Being Lot Number 50, as shown on the Plan of Section A, Village of Old Hickory, as of record in Book 1424, Page 68, Registers Office for said county, described as follows:

Beginning at a point in the easterly margin of Lawrence Street, common corner of Lot Numbers 50 and 51; thence with the line between said two lots easterly 92.0 feet; thence with the line between Lots 50 and 45 northerly 71.7 feet to a point in the southerly margin of Fourth Street; thence with said margin westerly 81.9 feet; thence around a curve southwesterly 15.8 feet to a point in the easterly margin of said Lawrence Street; thence with said margin southerly 61.6 feet to the point of beginning.

Being the same property conveyed to Robert Vincent by Special Warranty deed from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20140113-0003112 Register's Office for Davidson County, Tennessee, dated January 3, 2014 and recorded on January 13, 2014.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Lawrence Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF APRIL, 2015.

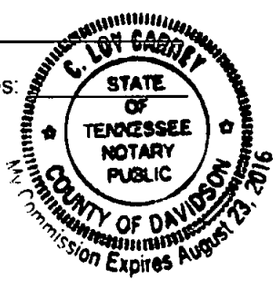
Robert Vincent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT VINCENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212