RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-170200059

Davidson County DEEDWARR
Recvd: 03/15/17 14:57 3 pgs
Fees:18.00 Taxes:647.50
20170315-0025491

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 10/29/19

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul McCachern and Melissa Sue Hebert	US Bank	**148-10-0-040.00**
3909 Creekside Drive	7601 Penn Ave. S, ste 1A	
Nashville, TN 37211	Richfield, MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lawrence W. Vincent, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul McCachern and Melissa Sue Hebert, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 51 on the plan of Locustwood, Section Five, as of record in Book 2663, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lawrence W. Vincent by Warranty Deed from David Roy Henley, married, dated 7/26/07 and recorded 7/30/07 in Instrument Number 20070730-0089807, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and never has been the marital residence of spouse and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3909 Creekside Drive, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of March, 2017.

Lawrence W. Vincent by Gail C. Vincent, Attorney in Fact

Lawrence W. Vincent by Gail C. Vincent, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 7th day of March, 2017, before me personally appeared Gail C. Vincent to me known to be the person who executed the foregoing instrument in behalf of Lawrence W. Vincent as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Lawrence W. Vincent.

Witness my hand and official seal at Smyrna, Tennessee, this the 7th day of March, 2017.

Commission Expires: 6/18/17

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

