BILL GARRETT, Davidson County
Trans:T20170039055 DEEDWARR
Recvd: 05/08/17 15:07 2 pgs
Fees:13.00 Taxes:1553.63
20170508-0045612

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $419,900.00. Affiant Subscribed and sworn to before me, this the 5th day of May, 2017. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sarah Parker Vincent Kurt Lasater Vincent	F&M Bank	
3617 Rainbow Place	50 Franklin Street	118-14-0-171.00
Nashville, TN 37204	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUFUS ALLDREDGE, MARRIED, AND DYLAN ALLDREDGE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KURT LASATER VINCENT AND SARAH PARKER VINCENT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Southerly part of Lot No. 30 and the Northerly part of Lot No. 31 on the Plan of Marengo Park, Section C, of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Surveyor, dated October 23, 1965, as follows:

Being an iron pin in the Westerly margin of Rainbow Road, at a point 37 feet, 4 and 1/2 inches North of the common corner of Lots 30 and 31 on said plan; thence with the margin of said road, Southerly 73 feet, 1 and 1/2 inches to a spike, thence Westerly 224 feet, more or les to an iron pin, said pin being located 28 feet, 11 and 1/2 inches Southerly from the common rear corner of Lots 30 and 31; thence Northerly with the Westerly line of Lots 30 and 31, 61 feet, 3 and 1/2 inches to a post; thence Easterly 222 feet, 2 inches, more or less, to the points of beginning.

Being the same property conveyed to Rachel Enriquez and husband, Javier Enriquez by Warranty Deed from Carolyn H. Proctor, now known as Carolyn H. Proctor Cobb, recorded as Instrument No. 20050726-0086458, in the Register's Office for Davidson County, Tennessee, dated July 21, 2005 and recorded on July 26, 2005

Said property being further conveyed by Javier Enriquez to Rachel Enriquez by Quitclaim Deed recorded as Instrument No. 20060724-0089112, in the Register's Office for Davidson County, Tennessee, dated May 10, 2006 recorded on July 24, 2006.

Being the same property conveyed to Rufus Alldredge, married and Dylan Alldredge, unmarried, as Joint Tenants with Common Law Rights of Survivorship by Warranty deed from Rachel Hayes fka Rachel Enriquez, unmarried of record in Instrument No. 20120516-0042484 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 16, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3617 Rainbow Place, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of May, 2017.

Rufus Alldredge by Dylan Alldredge his attorney-in-fact

Rufus Alldredge by Dylan Alldredge
his attorney-in-fact

Dylan Alldredge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dylan Alldredge, individually and as attorney in fact for Rufus Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of May, 2017.

Notary Public

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

Emily Alldredge, spouse of **Rufus Alldredge**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Emily Alldredge by Dylan Alldredge her attorney in fact

Emily Alldredge by Dylan Alldredge
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dylan Alldredge, as attorney in fact for Emily Alldredge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 5th day of May, 2017.

Notary Public

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017