BILL GARRETT, Davidson County
Trans:T20170076714 DEEDWARR
Recvd: 09/01/17 09:27 4 pgs
Fees:23.00 Taxes:368.15
20170901-0089950

This instrument prepared by:
Leila H. Hale, Esq.
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Henderson, NV 89074
Phone: 702-736-6400

AFTER RECORDING RETURN TO.
DOCUMENT PROCESSING SOLUTIONS, IN
590 W. LAMBERT RD.
BREA, CA 92821

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Brian K. Vincion	Brian K. Vincion	Map/Parcel:
716 Rachels Trail	716 Rachels Trail	07507026300
Hermitage, Tennessee 37076	Hermitage, Tennessee 37076	

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Martin K. Vincion, a married man, who acquired title without marital status, his heirs and assigns** has this day bargained and sold, and does hereby transfer and convey unto the said **Brian K. Vincion, a single man as his sole and separate property**, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to Transfer Title.

This is unimproved (X) property known as 716 Rachels Trail, Hermitage, Tennessee 37076
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 hand this 9TH day of MAY, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Martin K Vincion

Martin K. Vincion

ACKNOWLEDGMENT

STATE OF Georgia)

COUNTY OF Fulton) ss

Personally appeared before me, Byron D. Freeman, a Notary Public in and for said County and State, **Martin K. Vincion** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Fulton, Georgia this 9TH day of May, A.D., 2017.

NOTARY STAMP/SEAL

BYRON D. FREEMAN
Notary Public - State of Georgia
Fulton County
Dec. 28, 2019

Byron D.

NOTARY PUBLIC
Notary Commission Expires: 12-28-19

AFFIDAVIT OF VALUE

STATE OF _____)

COUNTY OF _____)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $_____.
Subscribed and sworn to before me this the _____ day of _____, 20____.

(Affix Seal)

_____
Affiant

_____
Notary Public
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38B ON THE PLAN OF RACHEL'S SQUARE, SECTION TWO, ZONE LOT DIVISION LOTS 23, 24, 25, 27, 29, 30,31, 32, 33, 34, 35, 37, 38, 39, 40, 4I, 42, 43, 45, 46 AND 48 AS SHOWN ON THE PLAN OF RECORD IN BOOK 6250, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Martin K. Vincion, his heirs and assigns by Deed from Lorna Sue Vincion of record in Book 10321, Page 073, Document No. 0264625, said Register's Office.

VALUE AFFIDAVIT

State of Michigan

County of Genesee

RE: 716 Rachels Trail, Hermitage, TN 37076

The actual consideration or value, whichever is greater,

For this transfer is $99,500.00

Sherri L. Gould

Subscribed and sworn to before me this 24th day of August, 2017.

Notary Public

Commission Expires:

CHRISTINE A. CLARY
NOTARY PUBLIC, STATE OF MI
COUNTY OF GENESEE
MY COMMISSION EXPIRES Feb 6, 2020
ACTING IN COUNTY OF Genesee