WARRANTY DEED

Bill Garrett Davidson County
Batch# 43540 DEEDWARR
01/02/2018 02:48:09 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180102-0000535

Y-RM-17-691

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2017.

Kristi McCoy
Notary Public

MY COMMISSION EXPIRES: 3/07/19
(AFFIX SEAL)

KRISTI McCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Bagwell	**New Owner**	
(NAME) **691 Harding Place**	(NAME) 612 Stirrup Court	**146-04-0-126.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCID PROJECTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER BAGWELL, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 505 on the Plan of Section Nine, Caldwell Hall of record in Plat Book 3300, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 505 fronts 82 feet on the southerly side of Harding Place and extends back 267.55 feet on the easterly line and 312.2 feet on the westerly line, to a dead line in the rear on which it measures 76.3 feet. Included but expressly excluded from the above description is a tract of land as follows: Real property located in Nashville and Davidson County, Tennessee, being 4 feet in width, lying south of, adjacent to and parallel with the existing southerly right-of-way of Harding Place as shown on the attached "Right-of-Way Exhibit" included with the Warranty Deed of record as Instrument No. 20130819-0086576, Register's Office for Davidson County, Tennessee. The described tract contains an area of 327.4 square feet, more or less.

Being a portion of the same property conveyed to Barry E. Vincion and Mary Kathleen Vincion as joint owners with right of survivorship by Quitclaim deed from Jesse D. Martin, Jr., Trustee of the Jesse D. Martin, Jr. and Elizabeth C. Martin Joint Living Trust Agreement U/A/D March 03, 1999 of record in Instrument No. 20080808-0081939 Register's Office for Davidson County, Tennessee, dated March 25, 2008 and recorded on August 8, 2008.

Being the same property conveyed to Lucid Projects, LLC, a Tennessee limited liability company by Warranty deed from Barry E. Vincion and Mary Kathleen Vincion, as joint tenants with right of survivorship of record in Instrument No. 20171108-0114995 Register's Office for Davidson County, Tennessee, dated October 30, 2017 and recorded on November 8, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1788, Page 108 and Book 3285, Page 488, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 1130, Page 610 and Book 1237, Page 371, in the Register's Office for Davidson County, Tennessee.
- Easement to State of Tennessee of record in Book 10421, Page 229, in the Register's Office for Davidson County, Tennessee.
- Easements to MGONADC of record in Instrument Number 20130819-0086575 and 20130819-0086576, in the 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: **691 Harding Place, Nashville, Tennessee 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 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 14th DAY OF DECEMBER, 2017.

Lucid Projects, LLC A Tennessee Limited Liability Company

BY:_____
Sean Kelly
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEAN KELLY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of LUCID PROJECTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 14th of December, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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