WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT181000451

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6800

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary A. Vincent	SAME	162010e01500C0
(NAME)	(NAME)	
529 Park Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 166981 **DEEDWARR**
11/27/2018 10:45:40 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20181127-0115553

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 considerations, the receipt of which is hereby acknowledged, I Miranda Daulton, an unmarried woman , unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Zachary A. Vincent, an unmarried man, hereinafter called the GRANTEE(S), his 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. 15 on the Plan of Park Court, of record in Plat Book 6900, Page 967, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Miranda Daulton, unmarried by Warranty Deed from Michael L. Garrison and wife, Susan M. Garrison, dated September 22, 2006 and recorded September 26, 2006 of record in Instrument No. 20060926-0118862, Register's Office for Davidson County, Tennessee, and pursuant to Final Decree of Divorce, Docket No. 14D-2612, filed April 15, 2015 in the Fourth Circuit Court for Davidson County, Tennessee. Husband was divested of any ownership interest he may have and wife invested as the sole and separate owner of said property.

All matters shown on the plat of record in Plat Book 6050, Page 364, Plat Book 6900, Page 873 and Plat Book 6900, Page 967, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 7814, Page 784 and Revocation of Declaration recorded as Book 7930, Page 985, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; Covenants, conditions, restrictions and easements, if any, recorded as Book 7930, Page 986, Amendment recorded as Book 8010, Page 476 and Book 8010, Page 478, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; By Laws of Park Court Homeowners Association, Inc., recorded as Book 7814, Page 804 and Amendment recorded as Book 7931, Page 3, in the Register's Office for Davidson County, Tennessee; Charter of Park court Homeowners Association, Inc., recorded as Book 7918, Page 559, in the Register's Office for Davidson County, Tennessee; Quitclaim Deed to Park Court Homeowners Association, Inc., recorded as Book 8010, Page 480, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 529 Park Court, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 26 day of November, 2018.

Miranda Daulton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Miranda Daulton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of November, 2018.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122