Karen Johnson Davidson County
Batch# 211341 DEEDWARR
03/29/2019 08:41:30 AM 2 pgs
Fees: $13.00 Taxes: $3,922.00
20190329-0028295

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAR 4, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,060,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy S. Livingston and Elizabeth Livingston	JP MORGAN CHASE BANK, N.A.	117-11-0-106.00
(NAME)	(NAME)	
1750 Hillmont Drive	P. O. Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, KAREN D. VINGELEN, MARRIED, F/K/A KAREN DOOCHIN SHAFFER, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO TIMOTHY S. LIVINGSTON AND ELIZABETH LIVINGSTON, 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(s) 17-B, as shown on the map entitled Final Subdivision Plat, Re-subdivision to Lots A and B Hillmont Commons, a Planned Unit Development, of record in Instrument No. 20060419-0044941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to KAREN DOOCHIN, by deed from MONTGOMERY G. TURNER AND WIFE MARTY TURNER, of record in Book 10779, page 663 and rerecorded in Book 11011, page 664, dated February 2, 1998, said Register's Office. Being further conveyed to Margaret Leanne Turner, a fifty percent (50%) undivided interest by quitclaim deed from Montgomery Graham Turner, Sr., of record in Instrument No. 20010103-0001171, dated October 13, 2000, said Register's Office. Being further conveyed to Karen Doochin Shaffer, a married person, by quitclaim deed from Montgomery G. Turner a/k/a Montgomery Graham Turner, Sr. and Margaret Leanne Turner, of record in Instrument No. 20060420-0045397, dated April 4, 2006, said Register's Office. Being further conveyed to Karen Doochin Shaffer, by quitclaim deed from Preston Brent Shaffer, of record in Instrument No. 20090514-0044360, dated May 8, 2009, said Register's Office.

Brian P. Vingelen, spouse of Karen D. Vingelen, f/k/a Karen Doochin Shaffer, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This conveyance is subject to: 2019 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Final Subdivision Plat, Re-subdivision to Lots A and B Hillmont Commons, a Planned Unit Development, of record in Instrument No. 20060419-0044941, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1750 Hillmont Drive, Nashville, TN 37215

(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 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

This conveyance is subject to: 2019 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Final Subdivision Plat, Re-subdivision to Lots A and B Hillmont Commons, a Planned Unit Development, of record in Instrument No. 20060419-0044941, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1750 Hillmont Drive, Nashville, TN 37215

(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 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 28th day of March, 2019.

Karen D. Vingelen, f/k/a Karen Doochin Shaffer

Brian P. Vingelen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen D. Vingelen, f/k/a Karen Doochin Shaffer and Brian P. Vingelen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 28th day of March, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), do hereby make oath that I am a licensed attorney and/or 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.

Ernest D. Bennett, III
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020