Karen Johnson Davidson County
Batch# 231211 DEEDWARR
05/17/2019 09:05:03 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00
20190517-0046541

WARRANTY DEED

CLIVIA DOUGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/28/22

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/28/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Patrick Smitherman	New Owner	Map & Parcel 131-06-O-F-23.00
(NAME)	(NAME)	
19 Thorndale Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jonathan M. Vick, married and Susan Moreland Vick, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven Patrick Smitherman,** hereinafter called the GRANTEE, his 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, and being all of Lot No. 23, Plat of Burton Hills Village of Abbeywood, Tract 21, a portion of Zoned Lot II, as shown on survey and plat of same appearing of record in Book 6900, page 223, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jonathan M. Vick, unmarried, and Susan Moreland Vick, unmarried, by deed from Mary C. Scheer, Trustee of the Mary C. Scheer Revocable Trust u/a/d November 19, 2015, as shown of record as Instrument No. 20190123-0006428, Register's Office for Davidson County, Tennessee. See also Scriveners Affidavit as shown of record in Instrument #20190205-0010757, Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the primary or marital residence of the Grantors.

This conveyance is subject to restrictive covenants of record in Book 7146, page 193; Book 7147, page 423; and Book 9790, page 987; Register's Office for Davidson County, Tennessee. This property is also subject to homeowners association charter of record in Book 7189, page 72, and to a right-of-way as shown of record in Book 3702, page 250, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any any all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 19 Thorndale Court, 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 my hand this the 16th day of May, 2019.

Jonathan L. Vick

Susan Moreland Vick

BY: Jonathan M. Vick, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JONATHAN M. VICK, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 16th day of May, 2019

My commission expires: 12/10/2022

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan M. Vick, with whom I am personally acquainted, on behalf of Susan Moreland Vick, and who acknowledged that he executed the same as the free act and deed of the said Susan Moreland Vick, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said Susan Moreland Vick, and appearing of record Instrument #201901230006427, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this the 16th day of May, 2019.

My commission expires: 12/10/2022

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File No.: 15760