Karen Johnson Davidson County
Batch# 263736 DEEDWARR
07/30/2019 08:40:57 AM 2 pgs
Fees: $13.00 Taxes: $875.79

20190730-0074696

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE
My Commission Expires

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is **$236,700.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2019.

Notary Public

My commission expires: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MICHAEL JOHN DICKINSON AND KYLYNN MARIE DICKINSON	**NEW OWNER**	**091-05-OC-758.00 CO**
758 Vernon Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARCUS FINNIE AND RAE DANIELLE FINNIE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL JOHN DICKINSON AND KYLYNN MARIE DICKINSON, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 758 on the Plan of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Vernon Townhomes, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record as Instrument No. 20061024-0131877 for a more complete identification and description of said units.

Being the same property conveyed to MARCUS FINNIE, A SINGLE MAN, by deed from VERNON AVENUE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20061207-0151426, dated December 4, 2006, said Register's Office. Marcus Finnie having since married Rae Danielle Finnie.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 758 Vernon Avenue, Nashville, TN 37209.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 25th day of June, 2019.

MARCUS FINNIE

RAE DANIELLE FINNIE

State of Tennessee)

County of Davidson)

On this 25th day of June, 2019, before me personally appeared,
MARCUS FINNIE AND RAE DANIELLE FINNIE, HUSBAND AND WIFE
to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20 2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY