BOX 10-B

Karen Johnson Davidson County
Batch# 289475 DEEDWARR
09/23/2019 10:11:19 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190923-0096264

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

I India Lacerda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 DAY OF SEPTEMBER, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANDRE BODMER BAIA LACERDA, ET UX	**U.S. BANK, NA**	**090-12-0-019.00**
(NAME) **527 ANNEX AVE.**	(NAME) **4801 FREDERICA STREET**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **OWENSBORO, KY 42301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, **I, VINCENT D. LEGG, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDRE BODMER BAIA LACERDA AND INDIA RIGGS LACERDA, HUSBAND AND WIFE, AND TROY D. RIGGS AND SHELLI D. RIGGS, 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 No. 127 on the Plan of Charlotte Park, Section II, of record in Plat Book 2663, page 233, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to VICTORY D. LEGG AND WIFE, DAISY E. LEGG, by deed from JAMES L. EDGIN, JR. AND WIFE, FAYE H. EDGIN, of record in Book 10033, page 441, dated April 30, 1996, said Register's Office. The said Daisy E. Legg having since died on or about March 29, 2003, leaving Victory D. Legg the surviving tenant by the entirety. Being further conveyed to VICTORY D. LEGG AND VINCENT D. LEGG, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from VICTORY D. LEGG, of record in Instrument No. 20190416-0034525, dated April 4, 2019, said Register's Office. The said Victory D. Legg having since died on or about July 5, 2019, leaving Vincent D. Legg, the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plat Book 2663, Pages 22 and 23; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR****

unimproved ( )
This is improved(X) property, known as **527 ANNEX AVE., NASHVILLE, TN 37209**
(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 20 day of September, 2019.

VINCENT D. LEGG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vincent D. Legg,** 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 office this 20 day of September, 2019.

My commission expires: **May 2, 2022**



Notary Public

Notary Public