WARRANTY DEED

Karen Johnson Davidson County
Batch# 304786 DEEDWARR
10/23/2019 10:11:54 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20191023-0108632

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle E. Vincent Jeffrey D. Aaron	New Owner	090-12-4B-001.00 CO
(NAME)	(NAME)	
611 Westboro Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **613Westboro LLC,** a Tennessee limited liability company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Danielle E. Vincent, an unmarried woman and Jeffrey D. Aaron, an unmarried man, as tenants with rights of survivorship,** 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:

Being Unit A on the Plan of 611 & 613 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements, as described in Exhibit "B" of the declaration of covenants, conditions and restrictions for 611 & 613 Westboro Drive Townhomes of record in Instrument No. 20190226-0017465, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being part of the same property conveyed to 613Westboro, LLC by deed of record in Instrument 20190206-0011362, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 611 Westboro Drive, 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/our hands this 18th day of October, 2019.

613Westboro LLC

By: _____
Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of 613Westboro LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2019.

_____
Notary Public Kelsie Holloway
My Commission Expires: 8/16/20

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

File No.: 21814