Karen Johnson Davidson County
Batch# 345284 DEEDWARR
01/17/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200117-0006626

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-06-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this the 13th day of January, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Damien Bennett	Regions Bank d/b/a Regions Mortgage	04304005800
605 Swinging Bridge Road	2050 Parkway Office Circle	
Nashville, TN 37138	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBRA L. VINSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAMIEN BENNETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of Charles E. Webster Property Subdivision of record in Plat Book 6050, Page 224, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles Edward Webster and wife, Dorothy L. Webster by Installment deed from Pauline Edith Webster Ellis of record in Book 4785, page 348, Register's Office for Davidson County, Tennessee, dated February 4, 1974 and recorded on February 4, 1974.

Charles Edward Webster having since died.

Being the same property conveyed to Dennis Lane Vinson and wife, Debra Louise Vinson by Quitclaim deed from Dorothy L. Webster, reserving a life estate of record in Instrument No. 20010402-0031301 Register's Office for Davidson County, Tennessee, dated March 30, 2001 and recorded on April 2, 2001. Instrument of Correction Deed of record at Instrument No. 20010702-0069523.

Being the same property conveyed to Dennis Lane Vinson and wife, Debra Louise Vinson by Quitclaim deed from Dorothy L. Webster of record in Instrument No. 20070122-0008121 Register's Office for Davidson County, Tennessee, dated January 8, 2007 and recorded on January 22, 2007.

Being the same property conveyed to Dorothy L. Webster by Quitclaim Deed Granting a Life Estate deed from Dennis Lane Vinson and wife, Debra Louise Vinson of record in Instrument No.

20070122-0008123 Register's Office for Davidson County, Tennessee, dated January 8, 2007 and recorded on January 22, 2007.

Dennis Lane Vinson having since died.

Being the same property conveyed to Debra L. Vinson by Quitclaim deed from Dorothy L. Webster of record in Instrument No. 20150716-0069190 Register's Office for Davidson County, Tennessee, dated June 1, 2015 and recorded on July 16, 2015.

Dorothy L. Webster having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 605 Swinging Bridge Road, Nashville, TN 37138, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of January, 2020.

Debra L. Vinson

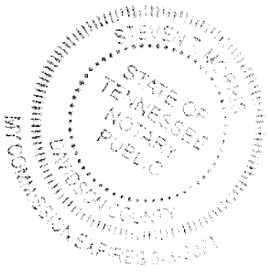
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Debra L. Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of January, 2020.

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022