Karen Johnson Davidson County
Batch# 365522 DEEDWARR
03/02/2020 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,750.10
20200302-0022828

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $473,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2020. Notary Public My commission expires: 9/29/20

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:
Joi E. Finnin	Franklin Synergy	
3617 Rainbow Place	722 Columbia Ave	118-14-0-171.00
Nashville, TN 37204	Franklin TN 37064	

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, **KURT LASATER VINCENT AND SARAH PARKER VINCENT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOI E. FINNIN, SINGLE WOMAN**, 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 the Southerly part of Lot No. 30 and the Northerly part of Lot No. 31 on the Plan of Marengo Park, Section C, of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hal R. Swann, Surveyor, dated October 23, 1965, as follows:

Being an iron pin in the Westerly margin of Rainbow Road, at a point 37 feet, 4 and 1/2 inches North of the common corner of Lots 30 and 31 on said plan; thence with the margin of said road, Southerly 73 feet, 1 and 1/2 inches to a spike, thence Westerly 224 feet, more or les to an iron pin, said pin being located 28 feet, 11 and 1/2 inches Southerly from the common rear corner of Lots 30 and 31; thence Northerly with the Westerly line of Lots 30 and 31, 61 feet, 3 and 1/2 inches to a post; thence Easterly 222 feet, 2 inches, more or less, to the points of beginning.

Being the same property conveyed to Kurt Lasater Vincent and Sarah Parker Vincent, husband and wife by Warranty deed from Rufus Alldredge, married and Dylan Alldredge, unmarried of record in Instrument No. 20170508-0045612 Register's Office for Davidson County, Tennessee, dated May 05, 2017 and recorded on May 08, 2017.

Being also known as 3617 Rainbow Place Nashville, Tennessee 37204.

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 3617 Rainbow Place, Nashville, TN 37204, 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 28th day of February, 2020.

Kurt Lasater Vincent

Sarah Parker Vincent

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 Kurt Lasater Vincent and Sarah Parker Vincent, 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 28th day of February, 2020.

Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)