

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$445,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF MARCH, 2020.

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
NIGEL VORBRICH	**BANCORPSOUTH**	**104-05-0T-004.00-CO**
(NAME)	(NAME)	
554 ACKLEN PARK DRIVE	**P.O. BOX 3790**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	**TUPELO, MS 38803-3790**	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIGEL VORBRICH, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 8, Unit No. B, on the plan of Acklen Park Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Acklen Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190502-0040775, Register's Office for Davison County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to VANDY ACKLEN PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, by deed from OSCAR RANDOLPH BATSON, JR., UNMARRIED, of record in Instrument No. 20160518-0049805, dated May 18, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Instrument No. 20170925-0098056; Declaration of Covenants, Conditions, Liens, Easements, and Restrictions of record in Instrument No. 20190502-0040775; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141120-0106977; By-Laws for the Acklen at Murphy Owner's Association, Inc. of record in Instrument No. 20180716-0068888; Easement granted to U.S. Sprint Communications Company by Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778; Title to that portion of the premises, if any, embraced within the right-of-way of CSX Railroad; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **554 ACKLEN PARK DRIVE, NASHVILLE, TN 37205**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 372855 **DEEDWARR**
03/16/2020 10:45:16 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20200316-0028711

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; 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 13 day of March, 2020.

VANDY ACKLEN PARK LLC
A Florida Limited Liability Company

Manager
By: PATRICK CHISHOLM, MANAGER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **PATRICK CHISHOLM,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Manager of **VANDY ACKLEN PARK LLC,** the within-named bargainor, a Florida Limited Liability Company and that he as such Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **VANDY ACKLEN PARK LLC,** by himself as such Manager.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 2020.

My Commission expires: May 2, 2022

Notary Public

