This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 4-20-6591

Karen Johnson Davidson County
Batch# 384913 DEEDWARR
04/13/2020 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20200413-0038500

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. 4-20-6591

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $293,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of April, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wendy A. Vincent 527 General George Patton Road Nashville, TN 37221	First Community Mortgage 605 Del Ray Street Shelbyville, TN 37160	142 09 0F 527.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **James T. Lawrence, III, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wendy A. Vincent, an unmarried 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 Unit No. 527, together with the Carport designated No. 527-C on the Plan of River Plantation, Phase II, Section VIII, a Condominium, a Horizontal Property Regime, of record in Book 6900, Page 514 through 517, as amended in Book 6900, Page 654, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 7417, Page 396, as Supplement and Amendment recorded in Instrument No. 20180529-0051185 and as amendment to Bylaws recorded in Instrument Nos. 20170921-0096904 and 20190501-0040495, said Register's Office, to which reference is hereby made. The easements restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, properly, co-owners and tenants of River Plantation, Phase II, Section VIII, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 7417, Page 396-438, Supplement and Amendment recorded in Instrument No. 20180529-0051185 and as amendment to Bylaws recorded in Instrument Nos. 20170921-0096904 and 20190501-0040495, Register's Office for Davidson County, Tennessee, are incorporated herein and made a part hereof the same as though copied herein. This conveyance is also subject to the Covenants, Conditions and Restrictions for the River Plantation, Sections 8-11 Umbrella Association, of record in Book 7389, page 924, Register's Office for said County.

Being the same property conveyed to James T. Lawrence III, by Warranty Deed from Wanda L. Smith, a widow, of record in Instrument No. 20160317-0025392, in the Register's Office of Davidson County, Tennessee, dated March 15, 2016 and recorded on March 17, 2016.

This Instrument executed on behalf of James T. Lawrence, III ("Principal") by Dudley Lightsey pursuant to the Power of Attorney of record in Instrument Number 202004130038499, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **527 General George Patton Road, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of April, 2020.

GRANTOR:

James T. Lawrence III by Dudley Lightsey, his attorney-in-fact

James T. Lawrence III by Dudley Lightsey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dudley Lightsey the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of James T. Lawrence, III ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 9th day of April, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023

EXHIBIT "A"
TO Warranty Deed
From: James T. Lawrence, III
To: Wendy A. Vincent

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.
2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 9th day of April, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

