Karen Johnson Davidson County
Batch# 408735 DEEDWARR
06/02/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20200602-0056298

WARRANTY DEED

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/11/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-260

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas GainesHarvey and Catherine Southard	Legacy Home Loans, LLC	141 15 0D 063.00
(NAME)	(NAME)	
7512 Staffordshire Drive	4004 Hillsboro Pk, Ste. 216B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4620	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Philip G. Vincent, Trustee of the Margaret A. Vincent Revocable Living Trust dated April 8, 2009** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Thomas Gaines Harvey, an unmarried man and Catherine Southard, an unmarried woman, as tenants in common with right of survivorship** (the "**Grantees)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the P.U.D. Plan Resubdivision of Lots 45,46,52,53 & 61 Thru 64 Phase I "Sheffield" on the Harpeth, as of record on Book 6900, Page 352, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Margaret A. Vincent Revocable Living Trust dated April 8, 2009 by Quitclaim Deed from Margaret A. Vincent, of record in Instrument No. 20160815-0084854, in the Register's Office of Davidson County, Tennessee, dated August 8, 2016 and recorded on August 15, 2016.

Being the same property conveyed to Margaret A. Vincent, a married woman by Warranty Deed from Leslie M. Elkin Sullivan and husband, Trent David Sullivan, of record in Instrument No. 20040702-0079472, in the Register's Office of Davidson County, Tennessee, dated June 30, 2004 and recorded on July 02, 2004.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2020 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 7512 Staffordshire Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their successors and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 26th day of May, 2020.

GRANTOR:

By: Philip G. Vincent, Trustee

Philip G. Vincent, Trustee of the Margaret A. Vincent Revocable Living Trust, dated April 8, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Philip G. Vincent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Margaret A. Vincent Revocable Living Trust dated April 8, 2009, and that he, being duly authorized, execution of the foregoing instrument, in his capacity as Trustee, for the purposes therein stated.

WITNESS my hand, at office, this 26th day of May, 2020.

Notary Public

My Commission Expires: 3-17-2024



Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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