WARRANTY DEED

Karen Johnson Davidson County
Batch# 456495 DEEDWARR
08/13/2020 11:13:03 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20200813-0090747

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$250,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: 2-14-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vivian L. Marsh	Primary Residential Mortgage Inc	064-16-E-021.00
(NAME)	(NAME)	
518 Griffin Circle	1480 No. 2200 West	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Suzanne Thaler, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Vivian L. Marsh,** an unmarried woman, hereinafter called the GRANTEES, 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. 21 in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061025-0132473; Instrument Number 20061106-0137656 and Instrument Number 20071105-0130490, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Thaler, a single woman from Bonnie J. Williams, married by Warranty Deed on November 17, 2014, of record in Instrument Number 20141121-0107502, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20061025-0132473; Instrument Number 20061106-0137656 and Instrument Number 20071105-0130490, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 518 Griffin Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hands this 11th day of August, 2020.

Suzanne Thaler by Carl Dunphy, atty in fact

Suzanne Thaler by Carl Dunphy, her attorney in fact

State of Tennessee
County of Davidson

On this the 11 day of August, 2020, before me personally appeared Carly Dunphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Suzanne Thaler, and who acknowledged that he executed same as the free act and deed of the said Suzanne Thaler, by virtue of that Specific Power of Attorney, duly executed by the said Suzanne Thaler duly recorded in the Register's Offices for Davidson, County, Tennessee.

Witness my hand and official seat at Nashville, TN, this 10 day of Aug, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-16-23

File No.: 202007027

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY