Karen Johnson Davidson County
Batch# 511893 DEEDWARR
11/09/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20201109-0131310

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jay Andrew Legenhausen and Eileen Miranda Legenhausen as trustees of The Legenhausen Family Trust dated July 21, 2007 and amended and restated on July 10, 2019	Jay Andrew Legenhausen and Eileen Miranda Legenhausen as trustees of The Legenhausen Family Trust dated July 21, 2007 and amended and restated on July 10, 2019	Parcel ID: 04316004900
(NAME) 104 Vandiver Drive	(NAME) 104 Vandiver Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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 by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John F. Pratt and Marie E. Pratt, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay Andrew Legenhausen and Eileen Miranda Legenhausen as trustees of The Legenhausen Family Trust dated July 21, 2007 and amended and restated on July 10, 2019**, 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 the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 3, 4 and 5 on the unrecorded Map of Vandiver Subdivision of the east half of Tract No. 9 of the Anderson lands, as of record in Book 1130, page 37, Register's Office for said County.

SAID Lots Nos. 4 and 5 are described as beginning at a point in the northeasterly margin of Vandiver Drive at the corner of Lots Nos. 3 and 4; thence with the line between said two lots northeasterly 285 feet to the low water mark of the Cumberland River as established on said Plan, dated July, 1944; thence with the low water mark up said River, northwesterly 100.2 feet to a corner of Lots 5 and 6; thence with the line between said lots southwesterly 270.8 feet

to the margin of Vandiver Drive; thence with the margin of said Drive, southeasterly 100 feet to the point of beginning.

SAID Lot No. 3 begins at a point in the easterly margin of Vandiver Drive, said point being 98 feet, more or less, northwardly from the northeast corner of Vandiver Drive, and the relocated Old Hickory Boulevard; thence eastwardly 292.5 feet, more or less, to the low water mark of the Cumberland River; thence with said low water mark, northwardly 50.1 feet; thence westwardly 285.0 feet, more or less, to a point in the easterly margin of Vandiver Drive; thence southwardly with said margin 50 feet to the point of beginning.

Being the same property conveyed to John F. Pratt and Marie E. Pratt, husband and wife, by Warranty Deed from Frances M. Youngblood, a widow, by deed dated August 30, 209, filed of record on September 4, 2019, of record in Instrument No. 20190904-0089414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 104 Vandiver Drive, Madison, TN 37115

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 our hands this 4th day of November, 2020

John F. Pratt

Marie E. Pratt

day of October 2020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/22/2022

STATE OF TENNESSEE

COUNTY OF Nilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State John F. Pratt and Marie E. Pratt, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2020.

Notary Public

My Commission Expires: 5/9/23

(SEAL)

