Karen Johnson Davidson County
Batch# 584645 DEEDWARR
03/04/2021 11:19:50 AM 2 pgs
Fees: $13.00 Taxes: $2,023.90
20210304-0028260

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00.

Lakin Singleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6-24-2023
(AFFIX SEAL)

April G. Nichols
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-007

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Matthew McLaughlin and Ashley McLaughlin	NEW OWNER	104-01-4D-002.00 CO
(NAME)	(NAME)	
407 B St. Francis		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Seven Thousand And No/100 Dollars ($547,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBREY HARWELL JR., TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ROSS MCLAUGHLIN AND ASHLEY MCLAUGHLIN, HUSBAND AND WIFE**, 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. 407B on the plan of Happy Cottages at 407 St. Francis Ave, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Happy Cottages at 407 St. Francis Ave, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190404-0030790, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to AUBREY B. HARWELL, JR. TRUSTEE, by deed from JENNIFER TARKINGTON POWELL, MARRIED, of record as Instrument No. 20151102-0111072, dated October 30, 2015, said Register's Office.

This is improved X property, known as 407 B St. Francis, Nashville, TN 37205
(House No.) (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 hand this 18th day of February, 2021.

Aubrey B. Harwell Jr Trustee
by Stephen C Sexton, Atty in Fact

Aubrey Harwell Jr., Trustee, by Stephen C. Sexton, his Attorney-In-Fact

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen C. Sexton** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Aubrey B. Harwell, Jr., Trustee and that he is authorized by the same to execute this instrument on his behalf.

WITNESS my hand, at office, this 18 day of February, 2021.

Notary Public

My Commission Expires: 7.9.24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY