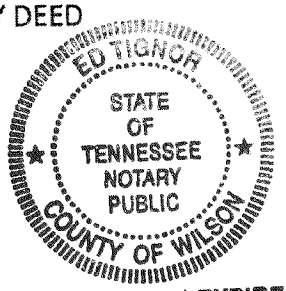
WARRANTY DEED



MY COMMISSION EXPIRES: JUNE 07, 2022

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$324,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE April 9, 2021

Notary Public

MY COMMISSION EXPIRES :

Karen Johnson Davidson County
Batch# 612686 DEEDWARR
04/12/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20210412-0048098

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Henry Daniel Vincent and Michael Kiggins	**Henry Daniel Vincent and Michael Kiggins**	
(NAME)	(NAME)	107-04-0-013.01
578 Lockwood Dr	**578 Lockwood Dr**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna K. Mabry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Henry Daniel Vincent, a married man and Michael Kiggins, a married man

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:

Being Lot No. 20 on the Plan of Larkwood Subdivision, of record in Book 2900, page 144, Register's Office for said County, as follows:

Said Lot No. 20 fronts 70 feet on the westerly side of Lockwood Drive and extends back 184.92 feet on the northerly line and 189.25 feet on the southerly line to a dead line measuring 83.15 feet thereon.
Being the same property conveyed to William M. Hood (deceased) and wife, Clara H. Hood (deceased) by deed from George Simmons and Wendell Cooper, of record in Book 3405, Page 31, dated 7/17/1962, in Davidson County Register's Office in TN.
Property further conveyed to the Heirs of Clara Dean Hood by Heirship Affidavit recorded in Instrument No. 20170526-0052939 on 05/26/2017.
Finally property conveyed to Donna K. Mabry by Deed from William Hood Jr, Lisa Lamont, and Marvin Hood (Heirs of Clara Dean Hood), by Deed of record in Instrument 20190805-0077604 on 8/05/2019 in said Register's Office.

unimproved ☐
This is improved ☒ property, known as **578 Lockwood Dr, Nashville, TN 37214**
(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 hand(s) this **9th day of April, 2021.**

Donna K. Mabry

STATE OF Tennessee

COUNTY OF Wilson

On this 9th day of April, 2021, before me personally appeared Donna K. Mabry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that he/she executed the same as the free act and deed of Donna K. Mabry.

Witness my hand at office on **9th day of April, 2021.**

Notary Public. My Commission Expires:

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 07, 2022

True Copy Certification

I, Ed Tignor, 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.

Ed Tignor
Signature

State of TN

County of Wilson

Personally appeared before me, Todd A Richards, a notary public for this county and state, Ed Tignor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Todd A Richards
Notary's Signature

My Commission Expires: 9/6/22
Notary' Seal (if on paper)

