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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

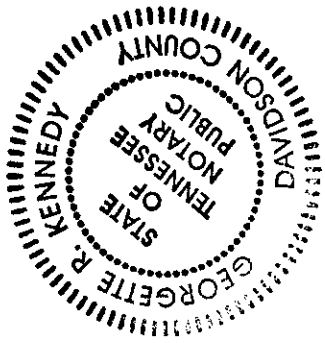
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marc Kevin Primeau and Katharine Brooke Primeau 1332 Goodmorning Drive Nashville, TN 37207	Delmar Financial Company 10666 Executive Pkwy Suite 100 St Louis, MO 63141	041-03-0A-036.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John R. Primeau, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marc Kevin Primeau and Katharine Brooke Primeau, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

The following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 71, as shown on the map entitled the Plan of the Final Plat, Section One, Vantage Pointe (formerly North Forty), of record in Instrument No. 20031017-0154221, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John R. Primeau by Special Warranty Deed from LPP Mortgage LTD, ("LPP"), dated 12/16/2011 and recorded 12/27/2011, of record in Instrument 201112270100883, Register's Office for Davidson County, Tennessee.
By his signature below, John R. Primeau swears that this property is not a marital residence and as such is not subject to any homestead, dower or other marital interst as contemplated by T. C. A. 260-2-307, or other similar statute.

Karen Johnson Davidson County
Batch# 642534 **DEEDWARR**
05/24/2021 09:43:47 AM 2 pgs
Fees: $13.00 Taxes: $1,269.10

20210524-0069837

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1332 Goodmorning Drive, Nashville, TN 37207

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 the 21st day of May, 2021.

John R. Primeau

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John R. Primeau with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of May, 2021.

Notary Public

My Commission Expires: 09/22/2021

(SEAL)

