WARRANTY DEED

Karen Johnson Davidson County
Batch# 707243 DEEDWARR
08/30/2021 04:04:07 PM 2 pgs
Fees: $13.00 Taxes: $462.50

20210830-0116910

J-SB-EO-21-314

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
APG Rentals, LLC	**New Owner**	
(NAME)	(NAME)	**108-07-0B-090.00-CO**
PO Box 50		
(ADDRESS)	(ADDRESS)	
Dudley, MO 63936		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THERESA C. VINCENT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **APG RENTALS, LLC, A MISSOURI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, described as follows. Being Unit No. 90 of Timber Lake Condominiums, created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, and by Instrument of Clarification at Book 6561, page 141, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timer Lake Condominium as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such units.

Being the same property conveyed to Theresa C. Vincent and Wallace B. Bigbee, Jr, as joint tenants with right of survivorship by Warranty deed from Security Federal Savings and Loan Association of Nashville of record in Book 8051, page 640, Register's Office for Davidson County, Tennessee, dated February 22, 1990 and recorded on February 26, 1990.

Being the same property conveyed to George W. Vincent, Christine Vincent and Theresa C. Vincent, as joint tenants with right of survivorship by Quitclaim deed from Theresa C. Vincent and Wallace B. Bigbee, Jr, as joint tenants with right of survivorship of record in Book 11671, page 897, Register's Office for Davidson County, Tennessee, dated September 22, 1999 and recorded on September 22, 1999.
The said Christine Vincent has since died on October 25, 2020.
The said George W. Vincent has since died on August 13, 2003.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 219, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6549, Page 520, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7098, Page (s) 120 and 154, Deed Book 5856, Page 80, Deed Book 6587, Page 204 and Deed Book 10262, Page 46, in the Register's Office for Davidson County, Tennessee.
- Easements, conditions of record in Book 6250, Page 219 and Book 5200, Page 342, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6546, Page 947, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20180207-0012286, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **314 Timberway Cir, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th DAY OF AUGUST, 2021.

Theresa C. Vincent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA C. VINCENT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212