WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/07/01 13:47 2pgs
Fees:11.00 Taxes:284.90

20010207-0012206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
JUDITH C. JARVIS
RUTHERFORD CO. TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianna Vaught	Dianna Vaught	081-16-0/115.00
(NAME)	(NAME)	
1209 11th Avenue North	1209 11th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richland Builders, LLC

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

RobertVaught and wife, Dianna Vaught

, 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 part of Lot no. 57 on the Plan of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee. BEGINNING at a point in the westerly margin of Eleventh Avenue North, said point being the common corner between Lots 57 and 58 in DT McGavock and Others Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, thence with the westerly line of Eleventh Avenue North, southerly 50 feet to the common corner between Lots 56 and 57; thence northerly 50.03 feet to a point in the common line between Lots 57 and 58; thence easterly 96 feet to the point of beginning.

Being the same property conveyed to Richland Builders of Tennessee, LLC by Quitclaim Deed from Gregg Poole dated September 20, 2000 and filed for record in Instrument No. 20000920-0093590 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1209 11th Avenue North, Nashville, TN 37208

(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 our hands this 30th day of January, 2001.

Richland Builders of Tennessee, LLC

By: Roger A. Sindle

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Attest:

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

The foregoing instrument was signed and acknowledged before me this 1/30/2001, by, Roger A. Sindle, the Chief Manager of Richland Builders, LLC, and as such Chief Manager has the authority to sign the foregoing instrument on behalf of Richland Builders, LLC.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of January, 2001.

Commission expires: September 20, 2004

JUDITH C. JACOBS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENNESSEE

Judith C. Jacobs

Notary Public