WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/02 10:24 2pgs
Fees:13.00 Taxes:678.95

20020109-0003295

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$183,500.00**

Robert L Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: July 29, 2003.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Robert L. Vaughn	OWNER	**117-2-193**
(NAME)	(NAME)	
2915 22nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **WILMA C. VANCE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. VAUGHN AND HELENE D. VAUGHN, 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 near Nashville, being Lot No. 36 of Block 3 on the map of W. V. Davidson's Hillsboro Highlands, as of record in Book 843, Page 23, of the Register's office for said County.

SAID Lot No. 36 fronts 100 feet on the West side of 22nd Avenue South, and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to R. R. Vance and wife, Wilma C. Vance by deed from John E. Perry and wife, Sally G. Perry of record in Book 2345, page 343 Register's Office for Davidson County, Tennessee. The said R. R. Vance is now deceased.

This conveyance is subject to any and all existing easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **2915 22nd Ave. South, Nashville, TN 37215**

(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 hand this 7th day of January, 2002.

Wilma C. Vance
Wilma C Vance
BY: Margaret Ann Christian
by: Margaret Ann Christian,
her Attorney - In - Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Margaret Ann Christian with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Wilma C. Vance and being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of January, 2002.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

