WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Clifford J. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2002.

Notary Public

MY COMMISSION EXPIRES: January 25, 2003.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/18/02 10:10 2pgs
Fees:13.00 Taxes:767.75
20020718-0086543

MARK A. ELLMORE JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford J. Vaughn	Mortgage Resources, Inc.	142-16C-52
(NAME)	(NAME)	
2945 Glenway Drive	404 BNA Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37217	
(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, Alan Darrell Valentine, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford J. Vaughn and wife, Mary S. Vaughn, 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 in Davidson County, Tennessee, being Lot No. 18 on the Final Plat of Devon Glen, Phase II, a Planned Unit Development, as of record in Book 7900, Pages 562 and 563, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alan D. Valentine and wife, Karen K. Valentine, by Warranty Deed from Norman L. Davis and wife, Shirley Jean Davis, as of record in Book 11316, Page 89, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Alan Darrell Valentine by Quitclaim Deed from Karen Kay (Bingham) Valentine of record in Instrument No. 20020710-0082918, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 2945 Glenway Drive, Nashville, TN 37221
(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 16th day of July, 2002.

Alan Darrell Valentine

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 16th day of July, 2002.

Commission expires: January 25, 2003

Mark A. Ellmore, Jr. Notary Public

