WARRANTY DEED

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4 / 3 / 06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/12/03 14:26 2pgs
Fees:13.00 Taxes:962.00

20030812-0115408

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R.C. Vaughn, Jr	First Magnus Financial	
(NAME)	(NAME)	
1713 Grandy Place	5285 E. Williams Circle Ste 2000	64-3-A-60
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Tucson, AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20031770

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, William M. Pfaffman and wife, Julie Pfaffman**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **R.C. Vaughn, Jr. a single person** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in ~~Wilson~~ Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot NO. 88 on the Plan of Brandywine Pointe, Phase Twelve, Section One, as of record in Plat Book 7900, page 881, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to William M. Pfaffmann and Julie McNab by deed dated 05/29/98 from John D. Case and wife, Stephanie L. Case and recorded on 06/09/98 in Book 10969, page 677, said Register's Office for Davidson County, Tennessee.

Julie McNab having since married and is now known as Julie Pfaffmann

unimproved ☐

This is improved ☒ property, known as 1713 Grandy Place, Old Hickory, TN 37138

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 4th day of August, 2003.

William M. Pfaffmann

Julie Pfaffmann

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared William M. Pfaffmann and Julie Pfaffmann, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Springfield, Tennessee this 4th day of August, 2003.

Commission expires:

Notary Public

DON K. HEAD
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

My Commission Expires 4 / 3 / 06