WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Carrie Tiesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: 5/4/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/19/04 15:36 2pgs
Fees:13.00 Taxes:482.85
20040419-0044292

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Candelyn O. Oliverius	New Owner	
(NAME)	(NAME)	131-[illegible]002.00 CO
5025 Hillsboro Pike, 1-C		
(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, I, **JOE STEPHEN VAUGHN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CANDELYN O. OLIVERIUS, AN UNMARRIED PERSON**, 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 a part of the Georgetown Condominiums of record in Book 5200, page 4, said Register's Office, the part hereby described as follows:

BEING Unit No. 2 on said plan and described by the Master Deed Establishing a Horizontal Property Regime with Respect to Georgetown Condominiums of record in Book 5211, page 325, as amended in Book 5616, page 133, said Register's Office.

Being the same property conveyed to Joe Stephen Vaughn by deed from Steven G. Waters and wife, Dabney C. Waters, dated August 8, 1996, of record in Book 10152, page 943, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 property taxes which have been prorated and assumed by Grantee(s); (b) Charter of record in Book 5233, Page 459; (c) All matters on the plan of record in Book 5211, Page 325, Amended in Book 5616, page 133; (d) Master Deed and ByLaws of record in Book 5211, page 315, Book 5616, page 133, and Book 6079, page 516; (e) and electric utility easement of record in Book 7873, page 859, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike, 1-C, 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 15th day of April, 2004.

Joe Stephen Vaughn

STATE OF TENNESSEE

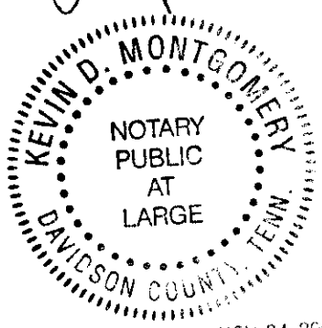
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Stephen Vaughn, an unmarried person , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2004.

Commission expires:

Notary Public



My Commission Expires NOV. 24, 2007