(2)

WARRANTY DEED

284.53
13.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 25, 2007.~~ 3/15/08
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/11/05 14:26 2 pgs
Fees:13.00 Taxes:284.53
20050111-0004181

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-2003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Prather	New Owner	081-07-0 576.00
(NAME) 1023 Looby Circle	(NAME)	
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(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, Nannette M. Hale, now Vaughn, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Adam J. Prather and wife, Michelle L. Prather, 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 14 as shown on the Plan of Revised Looby Heights, of record in Book 7900, Page 230, as corrected in Book 8289, Page 696 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nannette M. Hale, unmarried, by Warranty Deed from Metropolitan Development and Housing Agency, of record in Book 8891, Page 335 Register's Office for Davidson County, Tennessee, dated 03/10/93.

The said Nannette M. Hale, having since married, and now known as Nannette M. Hale-Vaughn.

Jarvis K. Vaughn, spouse of Nanette M. Hale-Vaughn, joins in the execution of this instrument for the purpose of conveying any interest in subject property, marital or otherwise.

This is not the principal residence of the grantor.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1023 Looby Circle, 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 my hand this 6th day of January, 2005.

Nannette M. Hale-Vaughn

Jarvis K. 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 Nannette M. Hale-Vaughn and husband, Jarvis K. Vaughn, the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 6th day of January, 2005.

Commission Expires: 11.25.07

Notary Public

NOTARY PUBLIC AT LARGE

RETURN TO: