Box 186

1719

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/05 14:30 2 pgs
Fees:13.00 Taxes:957.19

20050606-0064360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public Beth Triplett

MY COMMISSION EXPIRES: May 28, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

Our File No. 1719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela E. Vaughn	Owner	174-11A-223
(NAME)	(NAME)	
2352 Haskell Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Signature Homes, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela E. Vaughn, an unmarried woman, 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 all of Lot No. 322 on the Final Plat, Cane Ridge Farms, Phase Four, as shown by plat appearing of record in Instrument Number 20030721-0101773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Signature Homes, Inc., by Warranty Deed dated October 27, 2003, from Cane Ridge Farms, LLC of record in Instrument No. 20031029-0159217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Brian Burns, President of Signature Homes, Inc., by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number X, in the Register's Office for Davidson County, Tennessee.

X20050606-0064359

unimproved ☐

This is improved ☒ property, known as 2352 Haskell Drive, Antioch, TN 37013

(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 27th day of May, 2005.

Signature Homes, Inc.

Brian Burns, President
By: Terry DeSelms as His Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of May, 2005, before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Brian Burns, President of Signature Homes, Inc., and acknowledged that he executed the same as the free act and deed of the said Brian Burns, through Power of Attorney granted Terry DeSelms by the said Brian Burns, President of Signature Home, Inc..

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

