Box 5

File No. 250701359

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Judy L. Rockensock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2005.

Laura A. Moore
Notary Public

MY COMMISSION EXPIRES: April 7 2008
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore State of Tennessee Notary Public Sumner County

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Hudson M. Cantrell Jr.	Southeast Financial Federal C.U.	150-08-0-411.00
(NAME)	(NAME)	
3517 Dove Creek Road	444 James Robertson Pkwy.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/01/05 12:26 2 pgs
Fees:13.00 Taxes:628.63

20050801-0089603

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sam Houston Vaughan III, and Wife, Jackie E. Vaughan,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hudson M. Cantrell Jr. and Pauline H. Rose, both unmarried,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 411, Phase I, Somerset, as shown by plat of record in Plat Book 6900, Page 690 and 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sam Houston Vaughan III, and Wife, Jackie E. Vaughan by deed dated June 27, 2991 from Phillips Builder, Inc. of record in Deed Book 8390, page 601, Register's Office for said County.

Restrictive Covenants of record in Deed Book 7619, Page 647, and Book 7657, Page 583, and Book 7776, Page 626, and Book 8201, Page 770, and Book 8663, Page 583, and Book 8708, Page 630, and Book 9036, Page 326, and Book 9056, Page 744 and Book 9245, Page 332, and Book 9696, Page 654, Register's Office of said County.

By-Laws as shown of record in Deed Book 7619, Page 679, Register's Office for said County.

Charter of record in Book 7661, Page 37, Register's Office for said County.

Homeowner's Association of record in Book 7768, Page 455, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3517 Dove Creek Road, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this 28th day of July, 2005.

Sam Houston Vaughan III

Jackie E. Vaughan

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sam Houston Vaughan III, and Wife, Jackie E. Vaughan the bargainer(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of July, 2005.

Commission expires: April 7 2008

Notary Public

File Number: 250701359

RETURN TO:

Cumberland Title

13018 Lebanon Road, Suite 100

Mt. Juliet, TN 37122

Laura A. Moore
State of Tennessee Notary Public
Sumner County