File No. 251001064

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/05 09:57 2 pgs
Fees:13.00 Taxes:606.43

20051122-0140896

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: April 7, 2009

(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
John P. Lemonis	Wilson Bank & Trust	
(NAME) 3137 Stafford Drive	(NAME) 623 West Main Street	MAP/PARCEL 085.07-0-033.0
(ADDRESS) Nashville, TN 37214	(ADDRESS) Lebanon, Tennessee 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Troy Houston Vaughn, and Wife, Carlion S. Vaughn, Tenants by the Entirety,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John P. Lemonis, a married man**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 189, Section Four (4), STANFORD COUNTRY CLUB ESTATES, as shown by plat of record in Plat Book 2900, Pages 83 and 84, 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 Troy Houston Vaughn, a married person by Warranty Deed from Troy C. Fuqua and wife, Marlene S. Fuqua as executed on 7/29/1993 and filed for record on 8/2/1993 in Deed Book 9032, Page 391 Register's Office of Davidson County, Tennessee.
Further conveyed to Carlion Vaughn by Quitclaim Deed from Troy Houston Vaughn as executed on 1/30/1995 and filed for record on 2/2/1995 in Deed Book 9586, Page 120 Register's Office of Davidson County, Tennessee.
Further conveyed to John T. Cook, Trustee by Quitclaim Deed from Troy Houston Vaughn and wife Carlion S. Vaughn, also known as Carlion Vaughn, as executed on 5/5/1997 and filed for record on 5/15/1997 in Deed Book 10455, Page 278 Register's Office of Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 3127, Page 370, and Deed Book 3066, Page 219 Register's Office of 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 3137 Stafford Drive, Nashville, TN 37214
(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), his/her/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), his/her/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 18th day of November, 2005.

Troy Houston Vaughn

Troy Houston Vaughn

Carlion S. Vaughn

Carlion S. Vaughn

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Troy Houston Vaughn, and Wife, Carlion S. Vaughn, Tenants by the Entirety, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 11/18/2005.

My Commission Expires:

Jessica Talbott

Notary Public

JESSICA TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24, 2008

File Number: 251001064

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122