WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/07/06 10:24 2 pgs
Fees:13.00 Taxes:1110.00
20060407-0040280

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Sonya N. Brann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH 6th DAY OF APRIL, 2006.

Cari Allen
Notary Public

MY COMMISSION EXPIRES: 1/23/10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie N. Vaughn	**Firstbank Mortgage**	**117-3-E-7CO**
(NAME)	(NAME)	
7 Sharonwood Drive	**6110 Shallowford Road, Suite 2**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Chattanooga, TN 37421**	
(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, **Patrick B. Wolff, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie N. 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 Unit No. 7 on the Plan of Sharonwood Condominium of record in Plat Book 6200, page 497, amended in Plat Book 6200, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Sharonwood Homeowners Association, a horizontal property regime established by Master Deed of record in Book 7124, page 177 amended in Book 7274, page 163, Book 8466, page 129 and Book 8754, page 187, said Register's Office.

BEING the same property conveyed to Patrick B. Wolff by deed from J. Randall LaFevor, a married person by deed of record in Instrument No. 20050105-0001711, Register's Office for Davidson County, Tennessee.

The above reference property was never used as a primary residence.

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

unimproved ☐

This is improved ☒ property, known as **7 Sharonwood Drive, 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 5th day of April, 2006.

Patrick B. Wolff

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick B. Wolff, the bargainor, with whom ~~I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF APRIL, 2006.

Commission expires: NOV 19, 2009

M Branson

Notary Public

M. BRANSON
COMM. # 1622871
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. NOV. 19, 2009