WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/06 08:34 2 pgs
Fees:13.00 Taxes:277.13

20060719-0086816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.

(AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elise Vaughn	Elise Vaughn	Map 81-12
(NAME)	(NAME)	
1614 10th Avenue N	18105 Ambiance Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Franklin TN 37067	Parcel 148
(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, Carol D. Liles now known as Carol D. Quarles and husband David Quarles, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elise Vaughn, 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:

Being Lot No. 227 on the Plan of the Town of McGavock, as shown of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carol D. Liles (now known as Carol D. Quarles) by Warranty Deed from The Nashville Homestead Corporation filed of record in Book 10942, Page 423, Register's Office of Davidson County, Tennessee.

David Quarles joins in this conveyance to convey any and all marital interest he may have in said property.

Subject to all matters as shown on plat of record in Book 21, Page 23, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1614 10th Avenue N, 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 5th day of July, 2006.

Carol D. Quarles

David Quarles

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Carol D. Quarles and husband, David Quarles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of July, 2006.

Commission expires: May 3, 2010

Delaina D. Scoby

Notary Public

