Box 13 # 12146

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,957.74

R. Wofford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

Heidi Jo Clayton Notary Public My Comm. Exp: 07/25/09 State Of TENNESSEE Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Wofford, Trustee, Clifton & June Vinson Trust	R. Wofford, Trustee, Clifton & June Vinson Trust	26-7-134
(NAME)	(NAME)	
121 Cambridge Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Clifton A. Vinson and June Vinson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Wofford, Trustee, Clifton & June Vinson Trust, 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 Lot No. 212, on the Plan of Resubdivision of Winson Green, Phase 2, Section 1, Lots 212 and 213, of record in Book 6050, Page 365, said Register's Office.

Being the same property as conveyed to Clifton A. Vinson and wife, June Vinson by deed of record in Book 8251, Page 227, said Register's Office.

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

This conveyance is being bought subject to a Deed of Trust executed by Clifton A. Vinson and wife, June Vinson on 12/23/2003 of record in instrument # 20031231-0184228, said register's Office.

unimproved ☐

This is improved ☒ property, known as 121 Cambridge Court, Goodlettsville, TN 37072
(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 our hands this 21st day of August, 2006.

Clifton A. Vinson by Richard G. Vinson
Clifton A. Vinson by Rick Vinson his Attorney-In-Fact

June Vinson by Richard G. Vinson
June Vinson by Rick Vinson her Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 09/06/06 13:28 2 pgs
Fees:13.00 Taxes:425.34
20060906-0110132

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Vinson, the person who executed the foregoing instrument on behalf of Clifton A. Vinson and June Vinson and acknowledged that he executed the same as the free act and deed of the said Clifton A. Vinson and June Vinson, through Power of Attorney granted him by the said Clifton A. Vinson and June Vinson.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2006.

Commission expires: 7-25-09

Victor Hazelwood Notary Public

