File No. 270501237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: November 22, 2008.
(AFFIX SEAL)

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

Davidson County DEEDWARR
Recvd: 06/21/07 10:56 2 pgs
Fees:13.00 Taxes:444.00
20070621-0074166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Drury	ComUnity Lending, Inc., a California Corporation	760500 71.00
(NAME) 5013 Rowena Drive	(NAME) 1432 North Great Neck Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Virginia Beach, VA 23454	
(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, I, **Melanie Vaughn, unmarried woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Drury and William B. Bartlett, both unmarried**, HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 66, on the Plan of Hidden Hills Subdivision, of record in Book 4860, Page 43, Register's Office for said County.

Being the same property conveyed to Anthony White and Melanie Vaughn, both unmarried, joint tenants with the right of survivorship, by Warranty Deed dated February 28, 1995 of record in 9607, Page 322, Register's Office for Davidson County, Tennessee.

The said Anthony White having since died on September 2, 2005.

This conveyance is made subject to:
All matters shown on the plan of record in Book 4860, Page 43; all in the Register's Office for Davidson County, Tennessee. Real property taxes for the year 2007 and thereafter, a lien not yet due and payable. Restrictive Covenants as of record in Book 4938, Page 337, said Register's Office.

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 5013 Rowena Drive, Hermitage, TN 37076
(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), thier 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), thier 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 hands this 19th day of June, 2007.

Melanie Vaughn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Melanie Vaughn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2007.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie Notary Public

File Number: 270501237

RETURN TO:
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066