PREPARED BY & RETURN TO: BROWN & YOUNG, ATTYS. 120 W. STARK DRIVE, SUITE 330 BRENTWOOD, TN 37027

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 12:00 2 pgs
Fees:13.00 Taxes:828.80

20080122-0006482

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Deborah L Cable
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **January, 2008**

E Maxwell
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 08-010004

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Scott Vaughan	SunTrust Mortgage	**155080C01900CO**
(NAME) **6536 Chessington Drive**	(NAME) 1001 Semmes Ave	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) Richmond VA 23224	
(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, **John J. Repecko and Jacqueline R. Repecko,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Scott Vaughan,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 19, PHASE 2, PLAN OF POPLAR CREEK ESTATES, as shown on plat of record in Plat Book 6900, Pages 339 through 347, amended in Plat Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
***

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☐ property, known as **6536 Chessington Drive, Nashville, TN 37221**
(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.

*** **Being the same property conveyed to John J. Repecko and spouse, Jacqueline R. Repecko from David R. Northcutt and spouse, Gaye L. Northcutt of record in Instrument No. 20051017-0125096, Register's Office of Davidson County.**

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **January**, **2008**.

John J. Repecko by Carol Oldham - attorney - in - fact
John J. Repecko

Jacqueline R. Repecko by Carol Oldham attorney in fact
Jacqueline R. Repecko

STATE OF Tennessee

COUNTY OF Davidson

On this the 15th day of January, 2008, before me, the undersigned Notary in and for said County and State, personally appeared Carol Oldham, known to me or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **John J. Repecko and Jacqueline R. Repecko**, and who acknowledged that he/she/they executed the same as the free act and deed of the said **John J. Repecko and Jacqueline R. Repecko,** by virtue of a Power of Attorney duly executed by the said **John J. Repecko and Jacqueline R. Repecko.**

Witness my hand and official seal at Nashville, Tennessee, this 1/15/2008.

Kristen Bowles
NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN