Davidson County DEEDWARR
Recvd: 02/20/08 08:57 2 pgs
Fees:13.00 Taxes:308.95
20080220-0016364

State of **Tennessee**
County of **Davidson**

This actual consideration or value – whichever is greater- is **$83,500.00**

Affiant

Subscribed and sworn before me this the **5th** day of **February, 2008.**

Notary Public My Commission Expires: 9/16/11

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Mary Blackburn	**845 Longhunter Court**	**Michigan Mutual, Inc.**
845 Longhunter Court	**Nashville, Tennessee 37217**	**30300 Telegraph Road**
Nashville, Tennessee 37217		**Bingham Farms, Mi. 48025**
	Map 135-8-A Parcel 845	

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 consideration, the receipt of which is hereby acknowledged,

MARKISHA VAUGHN,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

MARY BLACKBURN, MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Unit No. 845, on the Plan of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master Deed of record in Book 5333, page 957, and shown on a Plan of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. Together with each and all of the rights, privileges and appurtenances thereunto belonging as set forth in the said Master Deed and By-Laws which form a part thereof, including, without limitation, such Units undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.

The legal description in the prior deed erroneously has the Plat Book 5200, page 90. It should state Book 5200, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Markisha Vaughn by Warranty Deed from Tammy Lee Jones f/k/a Tammy L. Scarborough and husband Raymond D. Jones of record in Instrument No. 20041206-0144591, Register's Office for Davidson County, Tennessee, dated December 1, 2004.

Subject to all matters of record in Plat Book 5200, page 80, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed, Restrictions and By-Laws of record in Book 5333, page 957, Book 4827, page 14, Book 5469, page 840, and Book 5333, page 999, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for said county.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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), their successors, heirs

and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **5th day of February, 2008.**

Markisha Vaughn

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Markisha Vaughn,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **she** executed the within instrument for the purposes contained.

Witness my hand and official seal this **5th Day** of **February, 2008.**

My Commission Expires: 7/16/11

Notary Public

SUSAN MAGNUSON Notary Public At Large RUTHERFORD COUNTY, TN