Davidson County DEEDWARR
Recvd: 05/05/08 09:31 3 pgs
Fees:18.00 Taxes:899.10
20080505-0045734

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Amanda Murphy
116 Carriage Court
Brentwood, Tennessee 37027

MORTGAGEE:

SEND TAX BILL TO:
Countrywide Bank, FSB
P.O. Box 10423
Van Nuys, CA 91410-0423

MAP 171-3
GROUP A
PARCEL 216.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Karen M. Vaughn, married formerly known as Karen R. McDonald,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Amanda Murphy, unmarried,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

Being the same property conveyed to Karen McDonald by deed from Adam E. Anders, married of record in Instrument No. 20040326-0034170, Register's Office for Davidson County, Tennessee.

* CHARLES CLIFTON VAUGHN, III, hereby joins in ths conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **116 Carriage Court, Brentwood, Tennessee 37027.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revision One, Phase Two, Section Five "Carriage Homes of Fredericksburg" Townhomes of Fredericksburg, of record in Instrument #20000804-0077800 a revision of Plat Book 9700, page 578, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Book 10126, page 435, as amended in Book 10224, page 683, as corrected in Book 10294, page 850, as amended in Instrument #20000718-0070558, re-recorded in Instrument #20050705-0076596, Register's Office for Davidson County, Tennessee; and By-Laws of record in Book 10126, page 486 as amended in Book 10275, page 959, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions and Restrictions of Carriage Homes of Fredericksburg of record in Book 10774, page 945, Register's Office for Davidson County, Tennessee; By-Laws of Carriage Homes of Fredericksburg of record in Book 10774, page 996, Register's Office for Davidson County, Tennessee; Charter of Townhomes of Fredericksburg of record in Book 10126, page 430, Register's Office for Davidson County, Tennessee; Charter of Carriage Homes of Fredericksburg of record in Book 10774, page 996, Register's Office for Davidson County, Tennessee; Easements of record in Book 7993, page 269, Book 9607, page 431, Book 7358, page 643, Book 7851, page 712, Register's Office for Davidson County, Tennessee; Dedication of Site Drainage of record in Book 10012, page 756, Register's Office for Davidson County, Tennessee; Storm water Detention Agreement of record in Book 10357, page 920, Register's Office for Davidson County, Tennessee; and HOA dues.

WITNESS my hand this the **30th** day of **April, 2008.**

Karen M. Vaughn

Charles Clifton Vaughn, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Karen M. Vaughn and Charles Clifton Vaughn III,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2008.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/10/2010

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $243,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of April, 2008.

~~Thomas I. Bottorff~~
NOTARY PUBLIC

My Commission Expires: ~~1/10/2010~~ 3-20-10

CAROL A. CLARKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON