BILL GARRETT, Davidson County
Trans: T20090029816 DEEDWARR
Recvd: 05/05/09 14:38 2 pgs
Fees: 13.00 Taxes: 517.63

20090505-0041219

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Sharp		182-6-A-204.00 CO
(NAME) 8273 Ramstone Way	(NAME) New Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Robert W. Vaughan a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shannon Sharp, married**, 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 198, OLD HICKORY HILLS, PHASE TWO, SECTION THREE, as shown on plat of record in Instrument No. 20040420-0044507 and Surveyor's Certificate of Correction recorded at Instrument No. 20041021-0126628, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert W. Vaughan and Theresa Vaughan, husband and wife by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, recorded on the 10th day of May, 2005 in Instrument No. 20050510-0052604, in the Register's Office of Davidson County, Tennessee.

The said Theresa Vaughan having since died on November 24, 2006, vesting property to Robert W. Vaughan as the surviving tenant by the entirety.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8273 Ramstone Way, Antioch, TN 37013

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, has 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 30th day of April, 2009.

Robert W. Vaughan

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Robert W. Vaughan** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2009.

Notary Public

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

My commission expires: 5/28/2009

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212