WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090050126 DEEDWARR
Recvd: 07/24/09 11:21 2 pgs
Fees: 13.00 Taxes: 567.95
20090724-0069669

BRENDA WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: July 25, 2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Wirthlin and Anne Wirthlin	SunTrust Mortgage Inc. *	06513008900
(NAME)	(NAME)	
4917 Kilimanjaro	P.O. Box 85188	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23285	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	* Valuetree RE Tax Division

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, **Glenda Vaughan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anne Wirthlin**, and husband Steven Wirthlin 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 478, SECTION FIVE, SHERWOOD FOREST, as shown on plat of record in Plat Book 4660, Page 190, 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 by Quitclaim Deed from Michael W. Ferrell, Trustee to Glenda Vaughan as recorded on the 15th day of September, 2005 in Instrument No. 20050915-0110890; Probate in Case No. 05P-54 and Warranty Deed from James P. Lynn, married to Richard C. Garrett and wife, Leona M. Garrett as recorded on the 17th day of March, 2004 in Instrument No. 20040317-0030357, in the Register's Office of Davidson County, Tennessee.

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 4917 Kilimanjaro, Old Hickory, TN 37138

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 23rd day of July, 2009.

Glenda Vaughan
Glenda Vaughan

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Glenda 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 23rd day of July, 2009.

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 7, 2011

My commission expires: _____