Davidson County DEEDWARR
Recvd: 08/14/09 08:05 3 pgs
Fees:18.00 Taxes:518.00
20090814-0076406

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Robert T. Vaughn and wife,
Lisa Vaughn
208 Third Avenue, North, Suite 400
Nashville, TN 37201

SEND TAX BILL:

Robert T. Vaughn
208 Third Ave., N., Suite 400
Nashville, TN 37201

MORTGAGEE:
Volunteer State Bank
239 West Main Street
Hendersonville, TN 37075

MAP AND PARCEL:
MAP 93-2-3C
PARCEL 4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Caudill Investment, LLC, an Ohio Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Robert T. Vaughn and wife, Lisa Vaughn** ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit No. 400, as described in the Master Deed of 208 Third Avenue North Condominiums, of record in Book 10165, page 684, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Noble C. Caudill, II, unmarried by deed dated September 16, 1996 from 208 3rd Avenue North, Ltd., a Tennessee Limited Partnership, of record in Book 10201, page 200, Register's Office for Davidson County, Tennessee. The said Noble C. Caudill, II having since conveyed his interest in the subject property to Caudill Investment, LLC, an Ohio Limited Liability Company by Quitclaim Deed dated April 27, 2009, of record in Instrument No. 20090430-0039169, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 208 3rd Ave North, #400, Nashville, TN 37201.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that it is lawfully seized and possessed of the Property 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 itself, its successors, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 13 day of August, 2009.

Caudill Investment, LLC

BY: _____
Noble C. Caudill, Manager
and Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Noble C. Caudill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager and Sole Member of Caudill Investment, LLC, the within named bargainor, a limited liability company, and that he as such Manager and Sole Member, executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Manager and Sole Member.

Witness my hand and official seal this the 13 day of August, 2009.

_____
Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

he actual value or consideration, whichever is greater, for this transfer is $140,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 13 day of August, 2009.

_____
NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

