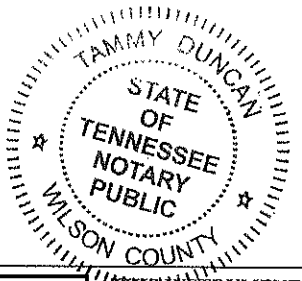
File No. 290800652

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/22/09 13:10 3 pgs
Fees:18.00 Taxes:1276.50
20090922-0088268

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell T. Cole	Flagstar Bank	064030A-12300CO
(NAME) 2109 Chels Way	(NAME) P.O. Box 7026	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Troy, MI 48007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, WE, Michael E. Vaughn and wife, Janice S. Vaughn, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Russell T. Cole and Amy T. Clark, hereinafter called the grantee(s), 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 No. 102 on the Final Plat of Phase Ten, Section Three, Brandywine Pointe (A Planned Unit Development), as of record in Plat Book 9700, Page 280 and amended in Book 10502, Page 82, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael E. Vaughn and wife, Janice S. Vaughn by Deed dated March 31, 1999 from Steven M. Lee and wife, Hieu T. Nguyen-Lee and Lillian S. Lee of record in Deed Book 11415, page 73, Register's Office for said County

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 280 and amended in Book 10502, Page 82, Register's Office of said County.

Subject to Ingress/Egress Easement as shown of record in Deed Book 11108, Page 555, Register's Office for said County.

By-Laws as shown of record in Deed Book 10721, Page 835, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10684, Page 324; Book 10447, Page 711; Book 10257, Page 199; Book 9776, Page 427; book 9576, Page 846; Book 9145, Page 957; Book 9010, Page 627; Book 9013, Page 39; Book 8695, Page 379; Book 8671, Page 484; Book 8120, Page 170, Register's Office of said County.

Subject to all matters as set forth on the Boundary plat of record in Plat Book 7900, Page 156, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8637, Page 563; Book 9117, Page 77; Book 9013, Page 39, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2109 Chels Way, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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 my/our hands this 16th day of September, 2009.

Michael E. Vaughn

Janice S. Vaughn

STATE OF MN
COUNTY OF St. Louis

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael E. Vaughn and wife, Janice S. Vaughn the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of September, 2009.

Commission expires:
1-31-2014

Notary Public

File Number: 290800652
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

SANDRA L. THOM
NOTARY PUBLIC-MINNESOTA
My Comm. Exp. Jan. 31, 2014

Certificate of Authenticity

I, Kimie Perry, 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 according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.