WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100024225 DEEDWARR
Recvd: 04/23/10 11:43 2 pgs
Fees:13.00 Taxes:592.00
20100423-0030801

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Jennifer R. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2010.

Robert L. Scruggs
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer R. Vaughn	**Wells Fargo Home Mortgage**	
(NAME)	(NAME)	
2106 Eastland Avenue	**132 N. Belvedere Drive**	**Map 83-7**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Gallatin, TN 37066**	**Parcel 284.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JOANNA H. BLACKWELL, CO-TRUSTEE AND JOHN ANDREW WHEAT, JR., CO-TRUSTEE OF THE REVOCABLE LOUISE H. CARNEY LIVING TRUST, DATED JULY 10, 2002** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER R. VAUGHN AND REBECCA D. VAUGHN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 No. 65 on the Map of Rolling Acres, as of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 65 fronts 75 feet on the southerly side of Eastland Avenue and runs back between lines 216.1 feet in its easterly side and 217.2 feet on its westerly side to a dead line, on which it measured 75 feet.

Being the same property conveyed to Louise H. Carney, Trustee or her successors in trust, under the revocable Louise H. Carney Living Trust, dated July 10, 2002 and any amendments thereto, by deed filed for record July 12, 2002 in Instrument No. 20020712-0083941, Register's Office for Davidson County, Tennessee. The said Louise H. Carney a/k/a Margaret Louise Carney having died June 10, 2009. Thereby vesting property as Joanna H. Blackwell and/or John Andrew Wheat, Jr, Successor Co-Trustees of the revocable Louise H. Carney Living Trust, dated July 10, 2002.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s) and (b) all matters appearing on the plan of record in Book 1130, page 34, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2106 Eastland Avenue, Nashville, TN 37206**

(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 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, 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 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 15th day of April, 2010.

Revocable Louise H. Carney Living Trust, dated July 10 2002

By: _____
Joanna H. Blackwell, Co-Trustee

Attest: _____
John Andrew Wheat, Jr., Co-Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Joanna H. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Trustee of The Revocable Louise H. Carney Living Trust, dated July 10, 2002, (the "Company") the within named bargainor, a Tennessee Trust, and that as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2010.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, John Andrew Wheat, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Trustee of The Revocable Louise H. Carney Living Trust, dated July 10, 2002, (the "Company") the within named bargainor, a Tennessee Trust, and that as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Co-Trustee.

Witness my hand and official seal at Nashville, Tennessee this 15th day of April, 2010.

Commission expires:

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013

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Notary Public