WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

AMANDA VAUGHN — State of Tennessee — Notary Public — DAVIDSON COUNTY

File No.: AV-10-211

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roscoe B. Vaughan	CityLife Lending Group, LLC	119-1-394.00
(NAME)	(NAME)	
211 Oriel Avenue	121 Suburban Road, 1st	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Knoxville, TN 37923-5588	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ART HENRY, A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ROSCOE B. VAUGHAN, A SINGLE PERSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 76, MAP OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, as shown on plat of record in Plat Book 332, Page 21, 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 Art Henry by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation, recorded on the 17th day of April, 2009 in Instrument No. 20090417-0035227, in the Register's Office of Davidson County, Tennessee.

Robin Henry joins in the execution of this instrument for the purpose of conveying any/all interest in subject property by virtue of her marriage to Art Henry.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 211 Oriel Avenue, Nashville, TN 37210
(House Number) (Street) (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 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 hand(s) this 28th day of July, 2010.

Art Henry

Robin Henry

BILL GARRETT, Davidson County
Trans:T20100047125 DEEDWARR
Recvd: 08/02/10 11:08 2 pgs
Fees:13.00 Taxes:679.32
20100802-0060259

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Art Henry and Robin Henry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of July, 2010.

Amanda Vaughn
Notary Public
My Commission Expires: 01/07/2013



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171