BILL GARRETT, Davidson County
Trans:T20100052798 DEEDOC
Recvd: 08/25/10 10:07 2 pgs
Fees:17.00 Taxes:0.00
20100825-0067222

Instrument Prepared By:
SIDWELL, BARRETT & WELCH, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Mary Ann Vaughn 527 Griffin Circle Hermitage, TN 37076	Same	064160E04400CO

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a Tenancy in Common with Rights of Survivorship, **Mary Ann Vaughn, a single person ("Grantor")** does hereby quitclaim and convey all of her right title and interest unto **Donald R. Barrett, Jr., Trustee**, his successors and/or assigns the following described parcel of land in **Davidson County**, Tennessee:

> Land located in Davidson County, Tennessee being all of unit 44 in Building 12, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village attached as Exhibit A-1, to the Declaration of Covenants Conditions and Restrictions filed for record at Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Mary Ann Vaughn, a single person by deed from Phillips Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071109-0132486 Register's Office for Davidson County, Tennessee.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Mary Ann Vaughn

And now, I, the said **Donald R. Barrett, Jr., Trustee**, for the express purpose of carrying out the intent of this conveyance, as set out, do hereby convey, and forever quitclaim unto **Mary Ann Vaughn, Danny Lynn Vaughn and Michelle Wright as Tenants in Common with Rights of Survivorship,** the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances

as may affect the premises as above set forth.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 23 day of August, 2010.

Donald R. Barrett, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann Vaughn with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of AUGUST, 2010.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald R. Barrett, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of August, 2009

Notary Public

My Commission Expires: 11/10/13

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2010.

Notary Public

My Commission Expires: 11/10/13

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY