THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080881** BILL GARRETT, Davidson County Trans:T20110069356 DEEDWARR Recvd: 11/03/11 15:03 2 pgs Fees:13.00 Taxes:1165.50 20111103-0085930	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2011. Notary Public My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Garrett Vaughan and Paige Vaughan 315 54th Avenue North Nashville TN 37209	Send Tax Bills To: ~~New Owner~~ Shelter Mortgage Co., LLC P.O. Box 245014 Milwaukee, WI 53224	Tax Information: Tax Parcel ID No. 091-14-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan M. Cleghon and Charlotte Stacey Cleghon, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garrett Vaughan and wife, Paige Vaughan** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Westerly right-of-way of 54th Avenue North, formerly Richland Avenue, the Northeast corner of the herein described property and the Southeast corner of Lot No. 1, as shown on the Plan of the Resubdivision of GRADY ROBERTS PROPERTY, of record in Plat Book 4175, Page 43, Register's Office for Davidson County, Tennessee; thence continuing along said Westerly right-of-way, South 74 degrees 12 minutes 12 seconds West 200 feet to a point; thence North 14 degrees 45 minutes West 50 feet to a point; thence North 74 degrees 12 minutes 12 seconds East 200 feet to the point of beginning.

Being the same property conveyed to Jonathan M. Cleghon and Charlotte Stacey Cleghon, husband and wife by Warranty Deed from C & B Properties, a Tennessee General Partnership, recorded on the 19th day of June, 2000 in Instrument No. 200006190060738, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 315 54th Avenue North Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2011.

Jonathan M. Cleghon

Charlotte Stacey Cleghon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan M. Cleghon and Charlotte Stacey Cleghon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014