WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

~~Affiant~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRAZER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah E. Davison	Sarah E. Davison	
(NAME)	(NAME)	
3204 Glentree Ct.	3204 Glentree Ct.	087010A10500
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20111522

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, **I, Linda Vaughn**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Sarah E. Davison, a single woman and Kathleen A. Davison,** a married woman 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3204 Glentree Ct., Hermitage, TN 37076

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2011.

Linda Vaughn

Linda Vaughn

BILL GARRETT, Davidson County
Trans:T20120002638 DEEDWARR
Recvd: 01/11/12 13:54 2 pgs
Fees:13.00 Taxes:495.80
20120111-0002988

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 30th day of December, 2011.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers

Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 27 on the plan of Section Four, Chesney Glen of record in Book 9700, page 844, Register's Office for said County, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Linda Vaughn by Substitute Trusstee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated March 11, 2010 and filed of record in Instrument 20100324-0021961, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 10278, Page 279, amended in Book 10449, page 215, further amended in Book 10499, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.