BILL GARRETT, Davidson County
Trans:T20120015573 DEEDWARR
Recvd: 03/02/12 13:08 2 pgs
Fees:13.00 Taxes:538.35
20120302-0018513

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$145,380.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February,2 012.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Vaughn 213 Mill Station Ct Nashville, TN 37207	F&M Bank 10 Cadilac Drive Ste 100 Brentwood, TN 37027	Map 059 08 0 Parcel 220.00

For and in 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,

James J. Reese Jr.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Derrick Vaughns, single man

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:

Being Lot No. 73 on the Plan of Claymille Station, Phase Three, of record in Book 6900, page 648, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to James J. Reese, Jr., by deed from J. Phillip Jones, Substitute Trustee, dated 08/09/11, of record in , page , Instrument No. 20110809-0061404 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 213 Mill Station Ct, Nashville, TN 37207
(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 my hand(s) this 24th day of February,2 012.

James J. Reese, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James J. Reese, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027