WARRANTY DEED

BOX 30-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

CAROLINE PACE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$147,000.00**

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2012.

Caroline Pace
Notary Public

MY COMMISSION EXPIRES: 6-23-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor C. Vaughn Jr. **And** **Magdalena B. Dutkiewicz**	Fearon Financial, LLC	**142-9-F-715CO**
(NAME)	(NAME)	
715 General George Patton Road	9182 Wedgewood Blvd, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Powell, OH 43065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Bonnie S. Brashor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor C. Vaughn Jr. and wife, Magdalena B. Dutkiewicz**, 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 Unit No. 715, together with the carport designated No. 715-C, in River Plantation, Section VIII, Phase II, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road and Old Harding Pike, Nashville, Davidson County, Tennessee, as shown on the Plat of River Plantation, Section VIII, Phase II, Condominium Apartments, recorded in Book 6900, pages 514, 515, 516 and 517, as amended in Book 6900, page 654-657, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 7417, page 396, et seq., Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Bonnie S. Brashor, unmarried by deed from Robert J. Higgs, Irene L. Higgs and Julia L. Higgs, joint tenants with right of survivorship of record in book 8779, page 579 Register's Office for Davidson County, Tennessee dated November 5, 1992.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **715 General George Patton Road, Nashville, TN 37221**

(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.

BILL GARRETT, Davidson County
Trans:T20120024540 DEEDWARR
Recvd: 04/04/12 12:27 2 pgs
Fees:13.00 Taxes:543.90
20120404-0028718

Witness my hand this 2nd day of April, 2012.

Bonnie S. Brashor

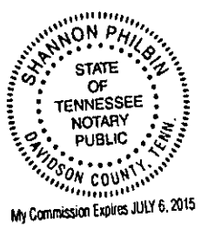
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie S. Brashor, the bargainors, 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 at Nashville, Tennessee this 2ND DAY OF APRIL, 2012.

Commission expires:



Notary Public