Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048280 DEEDWARR
Recvd: 07/02/12 08:15 2 pgs
Fees:13.00 Taxes:1461.50
20120702-0057510

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-19-13

(AFFIX SEAL)

M. L. HICKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Vaughan II	Same	171-04-0B-023.00
(NAME)	(NAME)	
509 Almadale Ct.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Mark Stanton Gaw and wife, Melanie Elizabeth Gaw**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Vaughan II and Jennifer L. Vaughan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 23, on the Plan of Cloverland Park, as shown by plat appearing of record in Instrument No. 20001013-0102079, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mark Stanton Gaw and wife, Melanie Elizabeth Gaw by Warranty Deed dated April 15, 2005, from Larry T. Adams, married and filed for record on April 21, 2005, in Instrument No. 20050421-0044539, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Instrument No. 20010904-0095214; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as shown of record in Book 7885, Page 746; Charter of the Cloverland Park Homeowner's Association of record in Instrument No. 20010904-0095213 and QuitClaim Deed for Common Areas to the Homeowner's Association of record in Instrument No. 20010912-0099350, all of Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 509 Almadale Court, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 21st day of June, 2012.

Mark Stanton Gaw

Melanie Gaw

Melanie Elizabeth Gaw

State of Tennessee
County of Williamson

Personally appeared before me Mark Stanton Gaw and Melanie Elizabeth Gaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of June, 2012.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067