BILL GARRETT, Davidson County
Trans: T20120052233 DEEDWARR
Recvd: 07/16/12 13:46 8 pgs
Fees: 43.00 Taxes: 425.50

20120716-0062378

This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., P. O. BOX 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Lauren M. Stavish
1220 Jacksons Hill Rd
Hermitage, TN 37076

MORTGAGEE:
Fem Bank
10 Cadillac Dr, Ste 100
Brentwood, TN 37027

SEND TAX BILL TO:
Fem Bank
10 Cadillac Dr. Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual value or consideration, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of July, 2012.

NOTARY PUBLIC
My Commission Expires: 3/18/14

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Parcel ID **08607011500**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jack L. Vaughn, Jr., Sheryl Hurt, Sandra Mellon, Misty Stone and Tammy Meeks** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Lauren M. Stavish, unmarried**, hereinafter called the "GRANTEE", her heirs and 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 Lot No. 78 on the Plan of Jackson's Retreat, Phase II, of record in Plat Book 5200, page 683, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jack Vaughn, Sr. And wife Evelyn Vaughn by deed from SFJV-2002-1, LLC dated October 29, 2003, of record in Instrument no. 20040503-0049838, Register's Office for Davidson County, Tennessee. Evelyn Vaughn having since died, (see Affidavit of Inheritance referenced below) leaving Jack Vaughn, Sr., surviving tenant by the entirety. Jack Lamar Vaughn, Sr., having since died, Testate, his solvent estate being administered in the Circuit Court (Probate Division) of Davidson County, Tennessee, Case No. 12P-602; devising said property to Jack L. Vaughn Jr., Sheryl Hurt, Sandra Mellon, Misty Stone and Tammy Meeks. An Affidavit of Inheritance is recorded as Instrument No. 20120709-0060122 Register's Office for Davidson County, Tennessee.

Jack Vaughn, Sr, Jack Lamar Vaughn, Sr., and Jack L. Vaughn, Sr., are one and the same person.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 5676, page 67; Book 5741, page 360; Book 6176, page 939; Book 6806, page 256, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

By-Laws contained in an instrument of record in Book 5745, page 294, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Charter contained in an instrument of record in Book 5743, page 283, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 5200, page 673, said Register's Office.

Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 5200, page 673, Register's Office for Davidson County, Tennessee.

Subject to any Homeowner Association dues and/or fees, if any, of record in Registers Office for said County.

This is improved property known as 1220 Jacksons Hill Road, Hermitage, Tennessee 37076.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantors make no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantors and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 this the 5 day of July, 2012 .

Jack L. Vaughn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jack L. Vaughn, Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of July, 2012 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

WITNESS my hand this the 5th day of July, 2012 .

Misty Stone

Misty Stone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Misty Stone,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of July, 2012 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

WITNESS my hand this the 5th day of July, 2012 .

Sheryl Hurt

Sheryl Hurt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sheryl Hurt,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of July, 2012 .

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN
My Comm. Expires July 7, 2015

WITNESS my hand this the 5 day of July, 2012 .

Tammy Meeks

Tammy Meeks

STATE OF ~~TENNESSEE~~ TX)
COUNTY OF ~~DAVIDSON~~ WOOD) SS

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Tammy Meeks,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of July, 2012 .

SHARLA M LAYNE
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 08-22-2015

Sharla M. Layne

NOTARY PUBLIC
My Commission Expires: 8-22-2015

WITNESS my hand this the 5th day of July, 2012 .

Sandra Mellon

Sandra Mellon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra Mellon,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of July, 2012 .

See attached certificate.

NOTARY PUBLIC
My Commission Expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On 07/05/12 (Date) before me, Crystal I. Munoz, Notary Public (Name and Title of the Officer),

personally appeared Sandra Mellon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary Public)

CRYSTAL I. MUNOZ
Commission # 1900779
Notary Public - California
Orange County
My Comm. Expires Aug 21, 2014

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title of attached document continued)

Number of Pages 1 Document Date 7/5/12

NA
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☑ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner (s)
- ☐ Attorney-in-Fact
- ☐ Trustee (s)
- ☐ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgement form must be properly completed and attached to that document. The only exceptions is if a document is to be recorded outside of California. In such instances, any alternative acknowledgement verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgement.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgement is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impressions must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgement form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document.