WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053254 DEEDWARR
Recvd: 07/19/12 12:58 2 pgs
Fees:13.00 Taxes:425.28
20120719-0063570

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,941.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramon O. Givens and Loren M. Givens	Regions Bank d/b/a Regions Mortgage	182060A30900 CO
(NAME)	(NAME)	
8844 Crescent Glen Court	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35204	
(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, Kendrick Vaughns and Ashley Brailsford, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramon O. Givens and Loren M. Givens, husband and wife, 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. 371, on the Final Plat for Cluster Lot Subdivision Old Hickory Hills, Phase Three, Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, 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 Kendrick Vaughns, a single person, by deed of record in 20061130-0147893 Register's Office for Davidson County, Tennessee. Kendrick Vaughns is now married to Ashley Brailsford. The said Ashley Brailsford hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject to all matters as shown on Plan of Old Hickory Hills of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 2010116-0091730, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20020116-0006750; Charter of HOA of record in Instrument No. 20020123-0009417; Stormwater Detention Agreement of record in Instrument No. 20010306-0021333 and 20040927-00116009; Easement to United Telephone Company of record in Instrument No. 20020123-0009339; All matters shown on the plat of record in Instrument No. 20060420-0045296; all in the Registers' Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8844 Crescent Glen Court, Antioch, TN 37013

(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 this 17th day of July, 2012.

Kendrick Vaughns

Ashley Brailsford

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kendrick Vaughns and Ashley Brailsford, 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 Franklin, Tennessee this 17th day of July, 2012.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County