FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20120063295 DEEDWARR Recvd: 08/23/12 14:53 2 pgs Fees:13.00 Taxes:407.00 20120823-0076095	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 17, 2012.** Notary Public MY COMMISSION EXPIRES: 3/28/15 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**12-0239**

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Wayne Vaughn	**United Wholesale Mortgage**	**Tax Parcel Field, 049-00 46.00**
(NAME) **4000 Whites Creek Pike**	(NAME) **555 S. Adams Rd.**	
(ADDRESS) **Whites Creek,TN 37189**	(ADDRESS) **Birmingham, MI 48009**	
(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, **Trustees of St. Andrew Methodist Church, Successors to the Trustees of Alex Green Methodist Church,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dan Wayne Vaughn, an unmarried individual,** 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:

Land located in the 3rd Council District of Nashville, Davidson County, Tennessee at the northwest intersection of Whites Creek Pike A.K.A Hwy 431 - S.R. 65 and Lloyd Road; said land being described according to a Boundary Survey dated 8-2-12 by Campbell, McRae & Associates Surveying Inc. (John Hood TN. R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the northerly margin of Lloyd Road (60 foot wide R.O.W.), said rod being the southeast corner of the Alden A. Lockridge Land (Instrument # 20051115-0138080 R.O.D.C., TN.) and the southwest corner of the herein described tract of land; thence leaving said northerly margin with said Lockridge:
N 00° 52' 11" W. 171.69 feet to an iron rod (old) in the southerly line of the Cedar Star Lodge land (Book 3914, Page 694 R.O.D.C., TN); thence with said Lodge S. 85° 30' 27" E 231.38 feet to an iron rod (new) on the westerly margin of Whites Creek Pike A.K.A. Hwy 431 – S.R. 65 (R.O.W. width varies); thence with said westerly margin as shown on the Tennessee Department of Transportation Plan for Project No. 19043-2229-04, Sheet 4, from year 2003 as described in Instrument #20030520-0068537 R.O.D.C., TN.; S 02° 12' 45" W 5.01 feet to an iron rod (new); thence S 84° 44' 18" E. 14.35 feet to an iron rod (new); thence S 02° 12' 45" W. 114.95 feet to an iron rod (new) at the north end of the radius return formed at the intersection of said westerly margin of Whites Creek and said northerly margin of Lloyd Road; thence with a curve to the right that has a radius of 30.00 feet a chord bearing and distance of S. 06° 07' 23" W. 4.09 feet along an arc length of 4.10 feet to a point; thence S 58° 50' 21" W 14.86 feet to a point; thence S 31° 12' 58" E 9.23 feet to a point; thence with a curve to the right that has a radius of 30.00 feet, a chord bearing and distance of S 66° 28' 29" W 23.01 feet to an iron rod (new) at the westerly end of said radius return on the northerly margin of said Lloyd Road; thence with said northerly margin S 89° 01' 48" W 208.28 feet to the point of beginning; the described tract containing 38.223.83 sq. ft. or 0.88 acres more or less.

Being the part of the same property conveyed to Trustees of St. Andrew Methodist Church and their successors in office, successors to the Trustees of Alex Green Methodist Church, by Warranty Deed filed for record on 7/2/1964 at Book 3785, page 507-510; and part of the same property conveyed at Book 51, page 408, said Register's Office.

DW

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4000 Whites Creek Pike, Whites Creek, TN 37189**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **August, 2012.**

Trustees of St. Andrew Church & Trustees of Alex Green Methodist Church

Lloyd E. Townsend

By: Lloyd Townsend, Trustee

Trustees of St. Andrew Methodist Church, Successors to the Trustees of Alex Green Methodist Church

Lloyd E. Townsend

By: Lloyd Townsend, Trustee

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Lloyd Townsend, one of the **Trustees of St. Andrew Church & Trustees of Alex Green Methodist Church and Trustees of St. Andrew Methodist Church, Successors to the Trustees of Alex Green Methodist Church**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument on behalf of the St. Andrew Church & Trustees of Alex Green Methodist Church and Trustees of St. Andrew Methodist Church, Successors to the Trustees of Alex Green Methodist Church for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **August, 2012.**

Derrick Starks

NOTARY PUBLIC

DERRICK STARKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 3-8-16