WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 2-3-2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120074330 DEEDWARR
Recvd: 10/02/12 11:13 2 pgs
Fees:13.00 Taxes:577.20
20121002-0089673

CONNIE L. TIMBS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa Mouthouta	United Wholesale Mortgage	150140B02600CO
(NAME)	(NAME)	
3712 Lipton Place	555 South Adams Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, MI 48009	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20121472

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, LINDA H. VAUGHN, UNMARRIED AND ROBIN WHEELER, UNMARRIED**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **LISA MOUTHOUTA, A SINGLE WOMAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 42 of Hamilton Church Subdivision, Phase 1, as shown on plat of record in Instrument 200508310104380, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Terrance R. Works and Melanie Works by Warranty Deed from West End Homes, LLC, dated December 29, 2006, and filed of record in Instrument 20070117-0006766, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20111220-0099438, Shellie Wallace was appointed as Substitute Trustee.

BEING all of the same property conveyed to USBank National Association by Substitute Trustee's Deed from Shellie Wallace, Substitute Trustee, dated January 10, 2012 and filed of record in Instrument 20120113-0003509, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Corporate Special Warranty Deed from US Bank, NA dated March 1, 2012 and filed of record in Instrument 20120312-0021149, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 20030822-0122292, amended and restated in Instrument No. 20070329-0037535, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 3712 Lipton Place, 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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of September, 2012.

Linda H. Vaughn

Linda H. Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of September, 2012.

Commission expires: 2-3-2015

Connie L. Timbs

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY