WARRANTY DEED

BOX 10-A

BILL GARRETT, Davidson County
Trans:T20120093616 DEEDWARR
Recvd: 12/07/12 09:00 2 pgs
Fees:13.00 Taxes:1202.50
20121207-0112794

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Gary Semanchik
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2012.

Connie Taylor
Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Semanchik	New Owner	
(NAME) 1003 Stonewall Drive	(NAME)	13211000200
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, I, **REBECKA B. VAUGHAN A/K/A REBECKA VAUGHAN LAMBERT, A WIDOW** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **GARY SEMANCHIK,** HEREINAFTER CALLED THE GRANTEE, HIS 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 5, PLAN OF SOUTHMEADE, as shown on plat of record in Plat Book 1835, Page 118-119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Rebecka B. Vaughan to Addie Mae Vaughan, a widow as recorded on the 29th day of December, 1970 in Deed Book 4469, Page 328; Quitclaim Deed from Elizabeth Murphree, Trustee to Rebecka B. Vaughan, James Ford Curley, Sr. and Addie Mae Curley, jointly with right of survivorship as recorded on the 28th day of May, 1976 in Deed Book 5029, Page 754 and Quitclaim Deed from James Ford Curley, Sr. and (Wife) Addie Mae Curley (Joint owners with Rebecka B. Vaughan, Now Mrs. Joseph E. Lambert) to Joseph Edward Lambert as recorded on the 30th day of April, 1986 in Deed Book 6843, Page 66, in the Register's Office of Davidson County, Tennessee. The said Joseph Edward Lambert died on 8/22/2001.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 739 Southmeade Pkwy, Nashville, TN 37204
(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 6th day of December, 2012.

Rebecka Vaughan Lambert

Rebecka Vaughan Lambert

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecka Vaughan Lambert , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4. 2013

Notary Public