WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,081,825.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES 5/30/14

(AFFIX SEAL)

PAUL A. BOGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, [illegible] Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Ferro	Same as new owner	144080B01200CO
(NAME)	(NAME)	
2 Castlewood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, Mimi E. Vaughn, f/k/a M. F. Eckel, a married person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Ferro and Onna M. Ferro, Co-Trustees of the Ferro Family Trust, dated November 2, 2004 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 in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled A Revision Of Castlewood, of record in Book 6900, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. F. ECKEL, A MARRIED PERSON, by deed from DAVID P. HALL AND WIFE, JENNY J. FRANKE, of record in Instrument No. 20020201-0014615, re-recorded in Instrument No. 20021004-0121434, dated January 31, 2002, said Register's Office.

This conveyance is subject to: 2012 property taxes which are a lien but not yet delinquent; all matters appearing on the map entitled A Revision of Castlewood, of record as Book 6900, page 133, Register's Office for said County; and any and all restrictions and easements of record.

Charles P. Vaughn, Jr., spouse of Mimi E. Vaughn, f/k/a M. F. Eckel, joins in the execution of this instrument to convey his marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 2 Castlewood Court, Nashville, TN 37215

(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.

BILL GARRETT, Davidson County
Trans:T20120094428 DEEDWARR
Recvd: 12/10/12 15:31 2 pgs
Fees:13.00 Taxes:4002.75

20121210-0113805

Witness our hands this 5th day of December, 2012.

Mimi E. Vaughn f/k/a M. F. Eckel

Charles P. Vaughn, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mimi E. Vaughn f/k/a M.F. Eckel, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of December, 2012.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/20/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles P. Vaughn, Jr., the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 4th day of December, 2012

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.