BILL GARRETT, Davidson County
Trans:T20120099619 DEEDWARR
Recvd: 12/28/12 13:47 3 pgs
Fees:18.00 Taxes:207.20

20121228-0120143

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Affiant

Subscribed and sworn to before me, this 14th day of December, 2012.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ray Dicker	**New Owner**	**Map\Parcel: 094-01-0-464.00**
1017 McClarkan Ave.		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Lynn Vaughn, John Alan Vaughn, Joseph Robert Vaughn, David Lee Vaughn and Mary Lynn Vaughn and Joseph Robert Vaughn, Trustees of the Stephen Andrew Vaughn Trust, with full power to convey without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ray Dicker and wife, Karin Dicker

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 No. 61 on the Map of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, and as corrected by instrument recorded in Book 2032, Page 191, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to George A. Vaughn and wife, Evelyn O. Vaughn by Warranty Deed from F. Murray Parker and wife, Lavada D. Parker, of record in Book 4322, Page 981, dated March 31, 1969, Register's Office for Davidson County, Tennessee. George A. Vaughn and wife, Evelyn O. Vaughn by Quitclaim Deed conveyed said property to Sandra Y. Taylor, Trustee, and by the same Quitclaim Deed, for the express purpose of making a re-conveyance, Sandra Y. Taylor, Trustee, re-conveyed said property to Evelyn O. Vaughn, of record in Book 9339, Page 773, dated May 5, 1994. Evelyn Overton Vaughn further conveyed said property by Deed to Evelyn Overton Vaughn, Trustee of the Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn, dated October 16, 2003, of record in Instrument No. 20040316-0029592, dated March 10, 2004. Evelyn Overton Vaughn having since died. Mary Lynn Vaughn and Joseph Robert Vaughn, Successor Trustees of The Evelyn Overton Vaughn Living Trust, established by the Revocable Trust Agreement of Evelyn Overton Vaughn dated October 16, 2003 further conveyed said property by Trustees' Deed to Mary Lynn Vaughn, John Allen Vaughn, Joseph Robert Vaughn, David Lee Vaughn, and to Mary Lynn Vaughn and Joseph Robert Vaughn, Trustees of The Stephen Andrew Vaughn Trust, in five (5) equal shares, as tenants-in-common each owning a one-fifth (1/5) undivided interest, of record in Instrument No. 20090622-0058033, dated June 4, 2009, Register's Office for Davidson County, Tennessee.
John Alan Vaughn is one and the same as John Allen Vaughn. The previous Deed of record in Instrument No. 20090622-0058033, Register's Office for Davidson County, Tennessee contains a spelling error in the middle name of John Allen Vaughn, Grantee. The correct name is John Alan Vaughn. This deed notes the correction.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 1835, Page 48, corrected in Book 2032, Page 191, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1434 Electric Ave., Nashville, TN 37206.

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 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/our hand(s) this 14th day of December, 2012.

X Mary Lynn Vaughn
Mary Lynn Vaughn

John Alan Vaughn

X Joseph Robert Vaughn
Joseph Robert Vaughn

X David Lee Vaughn by: Mary Lynn Vaughn Attorney-in-Fact
David Lee Vaughn
By: Mary Lynn Vaughn, Attorney-in-Fact

The Stephen Andrew Vaughn Trust

X Mary Lynn Vaughn, Trustee
By: Mary Lynn Vaughn, Trustee

X Joseph Robert Vaughn, Trustee
By: Joseph Robert Vaughn, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Mary Lynn Vaughn, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, John Alan Vaughn, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joseph Robert Vaughn, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Lynn Vaughn** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of David Lee Vaughn for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for David Lee Vaughn and is authorized by David Lee Vaughn to execute this instrument on his/her behalf as per Limited Power of Attorney of record in Instrument No. 20121030-0099651, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Lynn Vaughn** with whom I am personally acquainted (or who proved to me ~~his~~ her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Stephen Andrew Vaughn Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph Robert Vaughn** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Stephen Andrew Vaughn Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 14th day of December, 2012.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **121149SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027