BILL GARRETT, Davidson County
Trans:T20130014170 DEEDWARR
Recvd: 02/20/13 12:46 3 pgs
Fees:18.00 Taxes:275.65

20130220-0016948

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,500.00

Sherry W. Vaughn
Affiant

Subscribed and sworn to before me, this 15TH DAY OF FEBRUARY, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Vaughn and wife, Sherry W. Vaughn	Same as new owner	163030B28000CO
	(NAME)	
203 Hearthstone Manor Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Khadidja Harrell, married and Moses Harrell, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Larry Vaughn and wife, Sherry W. Vaughn, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF UNIT NO. 205 ON THE PLAN OF MASTER DEED LOT LAYOUT (PRIVATE ELEMENT) PHASE V, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES) AS SHOWN IN EXHIBIT OF RECORD IN INSTRUMENT NO. 20050131-0011265 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KHADIDJA HARRELL, UNMARRIED, AND MOSES HARRELL, MARRIED, BY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD BY INSTRUMENT NO. 20051110-0136301, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

BERNARD ALEXANDER EDWARDS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF KHADIDJA LATISE HARRELL, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20130220-0016947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

KHADIDJA HARRELL AND KHADIDJA LATISE HARRELL BEING ONE AND THE SAME PERSON.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway #115, 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 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

WARRANTY DEED
(Continued)

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 15th day of February, 2013.

Moses Harrell

Moses Harrell

STATE OF Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Moses Harrell, married, the herein bargainor(s), 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, this the ~~15th~~ 14th day of February, 2013.

Laura B Gallahan

Notary Public

My Commission Expires: May 31, 2013

LAURA B. GALLAHAN
Notary Public
Commonwealth of Virginia
7248715
My Commission Expires May 31, 2013

(SEAL)

My commission expires: _____

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

Khadidja Harrell

By: _____, Attorney-in-Fact

Bernard Alexander Edwards, Attorney-in-Fact

State of Florida

County of Okaloosa

On this 14th day of February, 2012, before me personally appeared Bernard Alexander Edwards to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Khadidja Harrell and acknowledged that such person executed the same as the free act and deed of Khadidja Harrell.

Notary Public

DAWN M. EFFLER
Commission # EE 213828
Expires July 6, 2016
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires: 7-6-16