# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130023532 DEEDWARR
Recvd: 03/22/13 09:38 2 pgs
Fees:13.00 Taxes:876.90
20130322-0028416

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 29, 2013

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert E. Lair | Quicken Loans Inc. | 075-16-0-A-026.00 |
| (NAME) | (NAME) | |
| 605 Bayhill Court | 1050 Woodward Ave. | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Detroit, MI 48226 | |
| (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, WE, James I, Vaughan, III and wife, Carrie W. Vaughan, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Lair, a single man, 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:

Being Lot No. 62 on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, page 909, 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 James I, Vaughan, III and wife, Carrie W. Vaughan, by deed of record in Instrument Number 20040309-0027201, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Walden Woods of record in Plat Book 9700, page 909, Register's Office for Davidson County, Tennessee. Subject to matters on boundary plat of record in Book 8250, page 972, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 11244, Page 105; By-Laws of record in Book 11244, Page 120, and amended in Instrument No. 20060321-0032040, Register's Office for Davidson County, Tennessee. Easement of record in Book 1086, page 379 and Book 11258, page 790, Register's Office for Davidson County, Tennessee. Charter of Walden Woods HOA of record in Instrument No. 20030318-0035838 and Instrument No. 20030428-0056611, Register's Office for Davidson County, Tennessee. Deed to Walden Woods HOA of record in Instrument No. 20050721-0085299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 605 Bayhill Court, Hermitage, TN 37076

(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 our hands this 20th day of March 2013.

James I Vaughan III

Carrie W. Vaughan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee this 20th day of March, 2013.

Commission expires: 7-29-13




MY COMMISSION EXPIRES JULY 29, 2013

Notary Public