BILL GARRETT, Davidson County
Trans:T20130038802 DEEDWARR
Recvd: 05/09/13 09:49 2 pgs
Fees:13.00 Taxes:1072.63
20130509-0046921

RETURN TO:
Homeland Title, LLC

1896 General George Patton Drive

Franklin, TN 37067

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2013 Notary Public MY COMMISSION EXPIRES: 3-17-14 (AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karla Marie Barker		117 03 0E 007.00CO
(NAME)	(NAME)	
7 Sharonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, Stephanie N. Vaughn, married hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Karla Marie Barker, UNMARRIED, 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 Unit No, 7 on the Plan of Sharonwood Condominium of record in Plat Book 6200, page 497, amended in Plat Book 6200, page 561, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of
Sharonwood Homeowners Association, a horizontal property regime established by Master Deed of record in Book 7124,
page 177, amended in Book 7274, page 163, Book 8466, page 129 and Book 8754, page 187,said Register's Office.

Being the same property conveyed to Stephanie N. Vaughn by Warranty Deed from Patrick B. Wolff dated April 7, 2006 of record in Instrument No. 200604070040280, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Subject address is not the marital residence of Stephanie N. Vaughn and spouse.

unimproved ☐

This is improved ☒ property, known as 7 Sharonwood Drive, Nashville, TN 37215

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, has 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 **29th** day of **April, 2013**

Stephanie N. Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Stephanie N. Vaughn**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **April, 2013**

Notary Public

My commission expires: 8-29-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY