2 - - Book 4 GSM

WARRANTY DEED

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Crook	New Owner	116020B02700CO
(NAME)	(NAME)	
5046 Hill Place Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Douglas E. Vaughan and wife, Susannah H. Vaughan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Crook, 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 Lot No. 32 on the Final Plat of Hill Place, as of record in Plat Book 7900, page 923 thru 932, corrected by Surveyor's Certificate of Correction in Book 10058, Page 112, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas E. Vaughan and wife, Susannah H. Vaughan by Deed from Douglas E. Carter and wife, Betty Jo Carter, dated 12/20/2000 and filed for record on 12/21/2000 in Instrument 200012210125427, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **5046 Hill Place Drive, Nashville, TN 37205**

(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:T20130070028 DEEDWARR
Recvd: 08/14/13 13:09 2 pgs
Fees:13.00 Taxes:4458.50
20130814-0085401

Witness our hands this 13th day of August, 2013.

Douglas E Vaughan

Susannah H Vaughan Attorney in fact

Douglas E. Vaughan
By: Susannah H. Vaughn, Attorney in Fact

Susannah H Vaughan

Susannah H. Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susannah H. Vaughn, the 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 Nashville, Tennessee this 13TH DAY OF AUGUST, 2013.

Commission expires: 03/21/2017

Notary Public

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susannah H. Vaughan with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Douglas E. Vaughan and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13TH DAY OF AUGUST, 2013.

Commission expires: 03/21/2017

Notary Public

NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY