WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$520,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

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
Douglas E. Vaughan Susannah H. Vaughan	SunTrust Mortgage, Inc.	116130D00600CO
(NAME) 304 Allen Place	(NAME) 1001 Semmes Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Richmond, VA 23224	
(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, **Martha York Richardson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas E. Vaughan and Susannah H. Vaughan,** 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. 6 on the Second Revision, Revised Plat, of Jocelyn Manor, a Planned Unit Development, of record in Plat Book 6900, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to J .Buist Richardson, III and wife, Martha Y. Richardson by Deed from J. Terry Hunter and Robert E. Garmon, dated 03/26/1990 and filed for record on 03/26/1990 in Book 8072, Page 636, Register's Office for Davidson County, Tennessee and further conveyed to J. Buist Richardson III and Martha Y. Richardson, as tenants in common without right of survivorship by Deed from J. Buist Richardson, III and wife, Martha Y. Richardson and William B. Drescher, Trustee, dated 12/28/1993 and filed for record on 12/29/1993 in Book 9203, Page 222, Register's Office for Davidson County, Tennessee and further conveyed to Martha York Richardson by Deed from J. Buist Richardson, III, dated 11/28/2006 and filed for record on 11/30/2006 in Instrument 20061130014806O, 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 **304 Allen Place, 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:T20130070275 DEEDWARR
Recvd: 08/15/13 09:30 2 pgs
Fees:13.00 Taxes:1924.00
20130815-0085728

Witness my hand this 13th day of August, 2013.

Martha York Richardson

Martha York Richardson

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 Martha York Richardson, 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

S. NIXON PRESSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY