THIS INSTRUMENT PREPARED BY:
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ATTORNEYS AT LAW
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FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is ${{salepric}}. $405,900.00

Affiant

Sworn to and subscribed before me this 8th day of August, 2013.

Notary Public

My Commission Expires:

PAM McBROOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
William Shell and Callie Shell	1124 Brookmeade Drive	Owner	13104021000
1124 Brookmeade Drive			
Nashville, TN 37204	Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of No Dollars and 00/100 ($), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **William Phillip Vaughn,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Louise C. McMillin Shell and William A. Shell, III, husband and wife, and William A. Shell, Jr., married,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee. Being Lot No 12 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for Davidson County, Tennessee.
>
> Said Not No. 12 fronts 100 feet on the northerly margin of Brookmeade Drive and extends back 148.9 feet on the westerly line and 148.7 feet on the easterly line to a dead line in the rear, measuring 100 feet thereon.
>
> This is improved property, known as: 1124 Brookmeade Drive, Nashville, Tennessee 37204.
>
> Being the same property conveyed to William Phillip Vaughn, married, by Warranty Deed, from Robert E. Norman, Sr., married, dated February 20, 2003, of record in Instrument # 20030221-0023418, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose,

BILL GARRETT, Davidson County
Trans:T20130070793 DEEDWARR
Recvd: 08/16/13 10:19 2 pgs
Fees:13.00 Taxes:1501.83
20130816-0086326

and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Meredith Vaughn, wife of William Phillip Vaughn, joins in the execution of this instrument for the purpose of conveying unto Grantees, their heirs and assigns, any and all right, title and interest she may have in and to the above-described property arising out of her marital status or otherwise.

WITNESS my hand this the 8 day of August, 2013.

William Phillip Vaughn

Meredith Vaughn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **William Phillip Vaughn and Meredith Vaughn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~he~~ executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 8 day of August, 2013.

CHARLES E. MORTON IV STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-24-2017