WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071210 DEEDWARR
Recvd: 08/19/13 10:36 2 pgs
Fees:13.00 Taxes:1054.13
20130819-0086817

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April E. Clary	Mutual of Omaha Bank	064030A06000CO
(NAME)	(NAME)	
1713 Grandy Place	P.O. Box 80609	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lincoln, NB 68501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131244

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, R.C. Vaughn, Jr. and wife, Misty Vaughn,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **April E. Clary, a single person,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 88 on the Plan of Brandywine Pointe, Phase Twelve, Section One, as of record in Plat Book 7900, page 881, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to R.C. Vaughn, Jr. by Warranty Deed from William M. Pfaffman and wife, Julie Pfaffman, dated August 4, 2003 and filed of record in Instrument 20030812-0115408, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 8120, Page 170, Book 8671, page 484, Book 9010, page 627, Book 9544, page 69 and Book 9576, page 247, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1713 Grandy Place, Old Hickory, TN 37138

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of August, 2013.

R.C. Vaughn, Jr.

Misty Vaughn

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within R.C. Vaughn, Jr. and wife, Misty Vaughn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that R.C. Vaughn, Jr. and wife, Misty Vaughn executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2013.

Commission expires: 9-21-15

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Return to:
Foundation Title and Escrow, LLC.
Mt. [illegible] Rd.