BILL GARRETT, Davidson County
Trans:T20130074338 DEEDWARRSP
Recvd: 08/28/13 10:01 5 pgs
Fees:28.00 Taxes:1702.00
20130828-0090649

THIS INSTRUMENT PREPARED BY:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Paige S. Simmons 3011 Poston Avenue Nashville, Tennessee 37203	Same	Tax Map 104-2 Parcel 297

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CHARLES P. VAUGHN, JR. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto PAIGE S. SIMMONS, an unmarried woman (the "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Signature Page follows.)

IN WITNESS WHEREOF, the undersigned Trustee has hereunto subscribed her name on this _____ day of August, 2013.

GRANTEE:

CHARLES P. VAUGHN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Axford, a Notary Public of said County and State, CHARLES P. VAUGHN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 27th day of August, 2013.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Peggy Axford
NOTARY PUBLIC

My Commission expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $460,000.00. This is equal to or greater than the value the property would bring at a fair and voluntary sale.

AFFIANT

Subscribed and sworn before me this 27th day of August, 2013.

Notary Public

My Commission expires:_____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Exhibit A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 44 on the Plan of Forde's Subdivision of Lot No. 41 on Boyd Cockrill Spring Tract called "Alicia Terrace" as of record in Book 57, Page 46, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles P. Vaughn, Jr., married, by Warranty Deed from Tennessee Art League Incorporated, a Tennessee nonprofit corporation, of record as Instrument Number 20050823-0100432, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. All real property taxes for the year 2013 and subsequent years, a lien, not yet due and payable (Map 104-2, Parcel 297).

2. All matters as set forth on the Plan of Subdivision of Lot 41, Boyd Cockrill Spring Tract, of record in Plat Book 57, page 46, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.