BILL GARRETT, Davidson County
Trans:T20130078238 DEEDWARR
Recvd: 09/10/13 10:13 2 pgs
Fees:13.00 Taxes:518.00

20130910-0095392

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Harold Vaughan	Harold Vaughan	
(NAME)	(NAME)	
710 Dutchmans Court	710 Dutchmans Court	07508020700
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-2308	Hermitage, TN 37076-2308	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Davis, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Harold Vaughan and wife, Carol W. Vaughan**, hereinafter called the GRANTEE(S), their heirs and/or 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. 192 on the Plan of Highlands of Tulip Grove, Section 3, of record in Plat Book 4675 Page 140, said Register's Office to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Davis, married by Deed from Secretary of Housing and Urban Development of Washington D.C., dated 06/14/2013 and filed for record on 06/18/2013 in Instrument 201306180062062, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 140, said Register's Office.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 710 Dutchmans Court, Hermitage, TN 37076-2308
(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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 6th day of September, 2013.

Michael Davis

State of Tennessee
County of Wilson

Personally appeared before me Michael Davis, 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 purposes therein contained.

WITNESS my hand and seal this 6th day of September, 2013.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON