BILL GARRETT, Davidson County
Trans:T20130088229 DEEDWARR
Recvd: 10/11/13 15:19 2 pgs
Fees:13.00 Taxes:795.50
20131011-0107005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 215,000.00

Affiant

Subscribed and sworn to before me, this 10th day of October, 2013.

Notary Public

My commission expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JON A. VAUGHN **LINDSAY E. VAUGH**	New Owner	**093024A20200CO**
178 2ND AVE NORTH APT. #202		
NASHVILLE, TN 37201		

FOR AND IN 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 ACKNOWLEDGE, WE,

EDWARD J. BERNAS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JON A. VAUGHN and LINDSAY E. VAUGH, HUSBAND AND WIFE

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 UNIT 202 TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF THE QUARTERS CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED RECORDED IN INSTRUMENT NO. 20050902-0106149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT DEPICTED ON THE MAP OF THE QUARTERS CONDOMINIUMS WHICH IS ATTACHED TO EXHIBIT "D" TO THE MASTER DEED.

BEING THE SAME PROPERTY CONVEYED TO EDWARD J. BERNAS, UNMARRIED, BY WARRANTY DEED FROM BRANDON S. HARCUM, A SINGLE PERSON, DATED 01/31/2008 RECORDED ON 03/04/2008 IN INSTRUMENT NO. 20080304-0021527 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 178 2ND AVE NORTH APT. #202, NASHVILLE, TN 37201.

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 in 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.

Witness my/our hand(s) this 10th day of October, 2013.

EDWARD J. BERNAS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EDWARD J. BERNAS, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2013.

Notary Public

My Commission Expires: 7-24-17