Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO. (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $349,900.00 Affiant Subscribed and sworn to before me, this 10th day of October, 2013. Notary Public My commission expires: 8/20/17

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Vaughn	**New Owner**	**Map/Parcel: 007-15-0-020.00**
1921 Normerle Street		
Goodlettsville, TN 37072		

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,

J. Phillip Jones and wife, Vickie L. Jones

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

John Vaughn, an unmarried man

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, TN, being Lot No. 58 on the Plan of Grizzard Manor Section Three of record in Plat Book 4675, Page 40 and amended by Instrument No. 2011019-00114069, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. Phillip Jones and wife, Vickie L. Jones, by Warranty Deed, from Alden B. Ward and wife, Judy K. Ward, of record in Book 9004, Page 467, Dated June 30, 1993, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Brent A. Campbell, Trustee with full power to sell and convey without the joiner of any beneficiary, by Quitclaim Deed, from J. Phillip Jones and wife, Vickie L. Jones, of record in Book 10064, Page 881, Dated May 16, 1996 Register's Office for Davidson County, Tennessee. Said property being further conveyed to J. Phillip Jones and wife, Vickie L. Jones, by Quitclaim Deed from Brent A. Campbell, Trustee with full power to sell and convey without the joiner of any beneficiary, of record in Book 10382, Page 241, Dated August 19, 1996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4675, Page 40, and Instrument No. 20011019-0114069, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4755, Page 905, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress for Sewer Lines & Services to Metro of record in Instrument No. 20021028-0131708, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20130089936 DEEDWARR
Recvd: 10/18/13 12:50 2 pgs
Fees:13.00 Taxes:1294.63
20131018-0109102

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **1921 Normerle Street, Goodlettsville, TN 37072.**

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 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 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 11th day of October, 2013.

X _____
J. Phillip Jones

X _____
Vickie L. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, J. Phillip Jones and wife, Vickie L. Jones , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2013.

_____
Notary Public

My Commission Expires: 1-24-17

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **130707SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027