NEW OWNER:

John H. Boatman IV, Kelsey Vaughn
Vincent R. Vaughn
5102 John Hager Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1045

SEND TAX BILLS TO:

MOVEMENT MORTGAGE LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map 098 Group 00-0 Parcel 038.03

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130090695 DEEDWARR
Recvd: 10/22/13 10:44 2 pgs
Fees:13.00 Taxes:851.00
20131022-0110040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty Thousand and 00/100 Dollars ($230,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHERIE D. ELLIOTT, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN BOATMAN IV and KELSEY VAUGHN, husband and wife, and VINCENT R. VAUGHN, an unmarried man,** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, and being a part of the John Cook Lands as of record in Book 45, Pages 765 and 766, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, on November 12, 1963, and amended on December 7, 1963, and shown as Tract No. 8 on said survey, described as follows, to-wit:

BEGINNING at on iron pin in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 7 which was conveyed to Willis G. McCarter; thence N 2° 30' E, 857.0 feet to an iron pin; thence S 85° 10' E, 150.4 feet to an iron pin; thence S 2° 30' W, 813.6 feet to an iron pin in the northerly margin of John Hager Road; thence in a westerly direction along the northerly margin of John Hager Road 154.8 feet to the point of beginning.

Being the same property conveyed to Cherie D. Elliott, unmarried by Warranty Deed from Charles E. Hamby, Jr., dated October 7, 1994, and of record in Book 9489, Page 579, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5102 John Hager Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16 day of **October, 2013.**

Cherie D. Elliott
CHERIE D. ELLIOTT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, CHERIE D. ELLIOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 16th day of **October, 2013.**

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 230,000.00.

Kevin L Gann
AFFIANT

Sworn to and subscribed to before me 16th day of **October, 2013.**

Celia Stewart Rouse
NOTARY PUBLIC

My commission expires: 1/24/2015

CELIA STEWART ROUSE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY