THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100096

BILL GARRETT, Davidson County
Trans:T20130097974 DEEDWARR
Recvd: 11/18/13 14:43 2 pgs
Fees:13.00 Taxes:2035.00
20131118-0118870

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2013.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dominick R. Smith and Lindsey A. Milam 138 Alton Rd Nashville, TN 37205	New Owner	Tax Parcel ID No. 13009002700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William O. Vaughan, III and wife, Jamie M. Vaughan** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Dominick R. Smith, unmarried and Lindsey A. Milam, unmarried as Joint Tenants with Rights of Survivorship,** , ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, Block C, 2ND REVISED PLAN HIGHLANDS OF BELLEMEADE NO. 2, BLOCKS A, B, C & D, as shown on plat of record in Plat Book 1130, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William O. Vaughan, III and wife, Jamie M. Vaughan by Warranty Deed from Timothy M. Kohl and spouse, Marian L. Kohl, recorded on the 12th day of August, 2004 in Instrument No. 20040812-0097558, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN HIGHLANDS OF BELLEMEADE NO. 2, BLOCKS A, B, C & D, as recorded in Plat Book 1130, Page(s) 62.

This is improved property located at 138 Alton Rd Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2013.

William O. Vaughan III

Jamie M. Vaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William O. Vaughan III and Jamie M. Vaughan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014