WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/09/14 13:54 3 pgs
Fees:18.00 Taxes:481.00
20140109-0002451

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00.

Affiant

Subscribed and sworn to me on January 9th, 2014.

NOTARY PUBLIC
My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert Beasley 3826 Bedford Avenue, Suite 303 Nashville, TN 37215	SAME	133 02 0 258.0

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin R. Vaught and wife Phoumy M. Vaught (formerly Phoumy Plomsopha aka Phuomy Plomsopha) and Linda Vaught Sibila who joins in this conveyance for the purpose of transferring marital interest in this property, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Robert Beasley, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> BEING Lot No. 23 and part of Lot 24, on the Plan of Nolen Heights Addition to Nashville, of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> SAID Lot No. 23 and part of Lot No. 24 fronts 57 feet on the north side of Chilton Avenue and runs back between parallel lines 160 feet to any alley.
>
> Being the same property conveyed to Kevin R. Vaught and Phoumy Plomsopha by Quitclaim Deed from Jerry Wayne James, dated September 20, 2005, recorded September 20, 2005, of record in Instrument No. 20050920-0112981, and as re-recorded in Instrument No. 20050921-0113540 to include notary acknowledgement, Register's Office for Davidson County, Tennessee.
>
> Being further the same property conveyed to Kevin R. Vaught and Phuomy Plomsopha by Quitclaim Deed dated October 21, 2005, of record in Instrument No. 20051104-0133766, said Register's Office.
>
> Subject to any and all existing restrictions and easements of record.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

Kevin R. Vaught

Phoumy M. Vaught

Kevin R. Vaught, Attorney-in-fact for Linda Vaught Sibila

Kevin R. Vaught Attorney-in-fact for Linda Vaught Sibila

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On January 9th, 2014, before me personally appeared Kevin R. Vaught and Phoumy M. Vaught, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, this 9th day of January, 2014.

Notary Public

My Commission Expires: 11.6.17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

On January 9, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kevin R. Vaught**, with whom I am personally acquainted, (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Linda Vaught Sibila** for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for **Linda Vaught Sibila** and is authorized by **Linda Vaught Sibila** to execute this instrument on her behalf.

Notary Public

My commission expires: 11.6.17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017