BILL GARRETT, Davidson County
Trans:T20140008465 DEEDWARR
Recvd: 02/05/14 14:23 3 pgs
Fees:18.00 Taxes:1258.00
20140205-0010322

PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Jeff L. Flowers	Same	083-13-0-352; 083-13-0-354; 083-13-0-355; 083-13-0-357
3049 Trotters Lane		
Franklin, TN 37067		

WARRANTY DEED

For and in consideration of the sum of **THREE HUNDRED FORTY THOUSAND DOLLARS ($340,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **CHRISTOPHER R. VAUGHN, Trustee of The Twins Trust**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **JEFF L. FLOWERS**, GRANTEES herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Parcel: 083-13-0-352.00

Land in Davidson County, Tennessee, being the southerly part of Block X on the Plan of Lindsley Home Place as of record in Plan Book 2, Page 92, Chancery Court of Davidson County, Tennessee and described as follows:

Beginning on the northerly margin of Shelby Avenue, 150 feet westerly from the westerly margin of 15th Street; thence with the northerly margin of said Avenue westerly 125 feet to the easterly margin of an alley; thence with said alley northerly 115 feet 11 inches; thence parallel with said Shelby Avenue easterly 125; thence parallel with said alley southerly 115 feet and 11 inches to the beginning.

Parcel: 083-13-0-354.00

Land in Davidson County, Tennessee, being part of Block W on the Plan of Lindsley Home Place as of record in Plan Book 2, Page 92, Chancery Court of Davidson County, Tennessee and described as follows:

Beginning at an alley between 14th and 15th Streets on Shelby Avenue, running west on Shelby Avenue 115 feet to a private alley 10 feet wide; thence northerly 156 feet to a 14 foot alley; thence southerly 156 feet to another alley; thence easterly 115 feet to a 14 foot alley; thence southerly 156 feet to the beginning point on Shelby Avenue.

Parcel: 083-13-0-355.00

Land in Davidson County, Tennessee, being the northwest part of Block W on the Map of Lindsley Home Place of record in Plan Book 2, Page 92, of the Chancery Court of Nashville, said part of said Block fronts 50 feet on the east side of South 14th Street and runs back between parallel lines with the southerly margin of an alley 150 feet to a dead line.

Parcel: 083-13-0-357.00

Land in Davidson County, Tennessee, being a part of Block W on the Plan of the Lindsley Home Place, as of record in Plan Book 2, Page 92, Chancery Court at Nashville and described as follows:

Beginning at the northeast corner of Shelby Avenue and 14th Street; thence with the northerly margin of Shelby Avenue, 150 feet to a 10 foot alley; thence north along the western margin of said alley, 56 feet to a point; thence west parallel with Shelby Avenue 150 feet to 14th Street; thence South 56 feet to the point of beginning.

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 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 and to the said GRANTEES, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Being the same property conveyed to Christopher R. Vaughn Trustee of The Twins Trust of record as Inst No. 20130520-0050782 Registers Office Davidson County TN.

Whenever 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 our hands this _____ day of January, 2014.

CHRISTOPHER R. VAUGHN
Trustee of The Twins Trust

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. Vaughn, Trustee of The Twins Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co. Tennessee this the 31st day of January, 2014.

GLENDALE CAROLINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT 30, 2017

NOTARY PUBLIC
My Commission Expires: 10-30-2017

State of Tennessee)
County of _____)

The actual consideration for this transfer or value of property (whichever is greater) is $340,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the _____ day of January, 2014.

NOTARY PUBLIC
My Commission Expires: _____

Whenever 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 our hands this _____ day of January, 2014.

CHRISTOPHER R. VAUGHN
Trustee of The Twins Trust

State of Tennessee)
County of _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. Vaughn, Trustee of The Twins Trust, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this the ____ day of January, 2014.

NOTARY PUBLIC
My Commission Expires: _____

State of Tennessee)
County of Williamson)

The actual consideration for this transfer or value of property (whichever is greater) is $340,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 31st day of January, 2014.

Edwina Smith

NOTARY PUBLIC
My Commission Expires: 7/12/15

EDWINA SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY