Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20140018645 DEEDWARR
Recvd: 03/20/14 10:28 3 pgs
Fees: 18.00 Taxes: 1165.50
20140320-0022954

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1056

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Victor C. Vaughan, Jr. Magdalena D. Vaughan 7008 Collinswood Drive, Nashville, TN 37221	New Owner	155-8-C-55.00

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $315,000.00

Affiant

Subscribed and sworn to before me, this the 19 day of March, 2014.

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Notary Public

My Commission Expires: 6/15/14
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Stuart K. Boone and Lee Anne Bruce, husband and wife ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Victor C. Vaughan, Jr. and Magdalena D. Vaughan, husband and wife ("Grantee")**, and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Poplar Creek Estates, Phase 2, as of record in Book 6900, page 339-347, as amended in Book 7900, page(s) 888 and 889, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stuart K. Boone and Lee Anne Bruce, husband and wife by Warranty Deed from Landmark Management Corporation, dated August 9, 2000, recorded August 16, 2000, in Instrument No. 200008160081126, Register's Office for Davidson County, Tennessee.

This is improved property located at: **7008 Collinswood Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Stuart K. Boone and Lee Anne Bruce, by J. David Wicker, pursuant to a Power of Attorney executed by Stuart K. Boone on February 4, 2014, recorded February 13, 2014 in Instrument No. 20140213-0012891; and by Lee Anne Bruce on February 4, 2014, recorded February 13, 2014 in Instrument No. 20140213-0012889, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of **March, 2014.**

GRANTOR(S)

Stuart K. Boone
By J.David Wicker, Attorney-in-fact

Lee Anne Bruce
By J. David Wicker, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Stuart K. Boone and Lee Anne Bruce**, as their Attorney-in-Fact, as the free Act and Deed of the said Principal(s). ¥

Witness my hand and official seal on this the 14th day of **March, 2014.**

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

¥ see POAs of record at Inst # 20140213-0012891 and Inst. # 20140213-0012889, Register's Office of Davidson Co, TN.

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Mt. Juliet, TN 37122

EXHIBIT "A"
To
Warranty Deed

FROM: Stuart K. Boone and Lee Anne Bruce, husband and wife

TO: Victor Vaughn and Magdalena Vaughn, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

J. David Wicker, Affiant

Sworn to and subscribed before me this 14th day of March, 2014.

Notary Public

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015