mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.

CRT File No. 14040739

BILL GARRETT, Davidson County
Trans:T20140039289 DEEDWARR
Recvd: 06/04/14 13:58 2 pgs
Fees:13.00 Taxes:1328.30
20140604-0048503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $359,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2014.

Notary Public
My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Robert Austin and Tonya Austin 1701 Hickory Bark Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172-14-0A-121.00 CO

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, **Geoffrey P. Vickers and Amanda B. Vickers, Trustees of the Amanda B. Vickers Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Robert Austin and Tonya Austin, husband and wife**, ("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 50, SECTION 3, WEXFORD DOWNS, as shown on plat of record in Instrument No. 20000810-0079246, 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 by Quitclaim Deed from Geoffrey P. Vickers and wife, Amanda B. Vickers to Amanda B. Vickers and Geoffrey P. Vickers, Trustees of the Amanda B. Vickers Revocable Trust as recorded on the 28th day of December, 2012 in Instrument No. 20121228-0119975 and Warranty Deed from Rick L. Vollmar and Keri B. Vollmar, husband and wife to Geoffrey P. Vickers and wife, Amanda B. Vickers as recorded on the 29th day of August, 2008 in Instrument No. 20080829-0089153, 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 SECTION 3, WEXFORD DOWNS, as recorded in Instrument No. 20000810-0079246.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10292, Page 51, annexation of Section 3 recorded at Instrument No. 20000810-0079498.

Charter of Wexford Downs Homeowners Association, Inc. recorded in Book 10500, Page 444.

Easement for Utility, recorded in Book 10359, Page 615.

Easement for Telecommunications to BellSouth, recorded in Book 10529, Page 560.

Conveyance of common area/open space recorded at Instrument No. 20040311-0028010.

This is improved property located at 1701 Hickory Bark Lane Nashville TN 37211

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 30th day of May, 2014.

Geoffrey P. Vickers, Trustee

Amanda B. Vickers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geoffrey P. Vickers and Amanda B. Vickers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of the Amanda B. Vickers Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of May, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014