WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140046705 DEEDWARR
Recvd: 07/01/14 10:35 2 pgs
Fees:13.00 Taxes:630.85
20140701-0057592

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 111
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Vaughn	Ascend Federal Credit Union	146-6-8
(NAME) 712 Harding Place	(NAME) 1611 N. Jackson St.	
(ADDRESS) Nashville, TN	(ADDRESS) Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140937

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Russell J. Rice, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto ~~**Thomas Vaughn and wife**~~, **Jessi Vaughn*** **and Kimberly H. Vaughn**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* unmarried, and Thomas Vaughn and wife,

(2)

Land in Davidson County, Tennessee, being Lot No. 691 on the Plan of Caldwell Hall, Section Ten, as of record in Plat Book 3106, page 79, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

INCLUDED in the above legal description but specifically EXCLUDED from this conveyance is the Easement previously conveyed in Deed of record in Book 10639, page 106, Register's Office for said County

Being the same property conveyed to Russell J. Rice by Warranty Deed from Joseph Sladen Bradley and wife, Noemi Bradley, dated February 18, 2000, of record in Instrument 200002220017120, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 712 Harding Place, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of June, 2014.

Russell J. Rice

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Russell J. Rice, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Russell J. Rice, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of June, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Christine L. Lind
Notary Public

My Commission Expires [redacted] 9.18.17

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122