THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans: T20140055276 DEEDWARR
Recvd: 07/30/14 13:43 2 pgs
Fees: 13.00 Taxes: 832.50

20140730-0067974

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

AFFIANT

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

Notary Public
My Commission Expires: 7/6/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles A. Kotlaris, et ux 3211 Lakeshore Dr. Old Hickory, TN 37138	Same	053-02-0-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **MICHAEL K. VAUGHN, Trustee of the Brenda G. Vaughn Trust** (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **CHARLES A. KOTLARIS and wife, KATHY L. KOTLARIS** (herein referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin in the southwesterly margin of Robinson Road, said point being North 66 degrees 38 minutes 34 seconds West 140.00 feet from the centerline of Newport Drive; thence, leaving said road South 46 degrees 46 minutes West 457.46 feet to an iron rail; thence, South 6 degrees 43 minutes West 176.53 feet to an iron pin; thence, North 60 degrees 06 minutes 08 seconds West 68.95 feet to a concrete monument; thence, North 49 degrees 24 minutes West 150.14 feet to a concrete monument; thence, North 44 degrees 11 minutes 30 seconds East 180.40 feet to an iron pin; thence, North 41 degrees 04 minutes 30 seconds East 173.32 feet to a concrete monument; thence, North 39 degrees 40 minutes 30 seconds East 109.57 feet to a concrete monument; thence, North 27 degrees 06 minutes 41 seconds East 104.85 feet to an iron pin in the southwesterly right-of-way of Robinson Road; thence, with a curve to the left (having a radius of 1873.64 feet) 159.75 feet to an iron pin; thence, South 66 degrees 38 minutes 34 seconds East 29.02 feet to an iron pin and

the point of beginning, containing 1.934 acres according to a survey made by Michael V. Holmes & Associates, Inc., April 23, 1981.

Being the same property conveyed to Donald E. Vaughn and wife, Brenda G. Vaughn by deed from Robert E. Harrison and wife, Lisa G. Harrison of record in Instrument No. 20021101-0134393, dated October 31, 2002, said Register's Office. Donald E. Vaughn, a married man has since conveyed his interest in said property to Brenda G. Vaughn by quitclaim deed of record in Instrument No. 20111114-0088918, dated November 14, 2011, said Register's Office. Brenda G. Vaughn died testate on or about January 14, 2012. She devised said property to Michael K. Vaughn, Trustee of the Brenda G. Vaughn Trust by will of record in Will Book 2012, Page 822, Chancery Court for Sumner County, Tennessee, Probate Division. For further reference see quitclaim deed of record in Instrument No. 20131031-0113280, said Register's Office.

THIS conveyance is made subject to 2014 property taxes, which have been prorated and assumed by Grantees.

BEING improved property, known as 1510 Robinson Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, GRANTEES' heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30TH day of July, 2014.

Michael K. Vaughn, Trustee

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 bargainor, **Michael K. Vaughn, Trustee of the Brenda G. Vaughn Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument as trustee for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of July, 2014.

Notary Public

My Commission Expires: 7/4/2015

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY