BILL GARRETT, Davidson County
Trans:T20140069855 DEEDWARR
Recvd: 09/18/14 09:57 3 pgs
Fees:18.00 Taxes:595.70

20140918-0085637

State of Tennessee
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Affiant

Subscribed and sworn to before me this the ~~10th~~ 15th day of September, 2014.

Notary Public

My commission expires: SEP 12 2016

(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle A. Clark-Dismuke	**First Community Mortgage, Inc.**	**149-08-0-007.00**
308 Rural Hill Ct.	**275 Robert Rose Drive**	
Nashville, TN 37217	**Murfreesboro, TN 37129**	

FOR AND IN 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, WE,

DAVID LEE VAUGHT, INDIVIDUALLY, AND JAMES W. VAUGHT, JR., INDIVIDUALLY, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE A. CLARK-DISMUKE AND SAMUEL LEE DISMUKE, JR. AND, WIFE AND HUSBAND,

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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Dorhill Acres, Section Two, of record in Plat Book 2331, Page 144, Register's Office for said County.

Said Lot No. 35 fronts 257.56 feet on the Easterly side of Rural Hill Court and runs back between lines 180 feet on the South line and 225 feet on the Northerly line to a dead line on which it measures 135.5 feet.

BEING THE SAME PROPERTY CONVEYED TO DAVID LEE VAUGHT, INDIVIDUALLY, AND JAMES W. VAUGHT, JR., INDIVIDUALLY, AS TENANTS IN COMMON, BY QUITCLAIM DEED FROM DAVID LEE VAUGHT AND JAMES W. VAUGHT, JR., CO-SUCCESSOR TRUSTEES OF THE JAMES W. VAUGHT, SR. OR LAURA F. VAUGHT JOINT REVOCABLE LIVING TRUST, DATED APRIL 17, 1997, DATED 03/13/2014 AND RECORDED ON 03/19/2014, OF RECORD IN INSTRUMENT NO. 20140319-0022564, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO Being the same property conveyed to James W. Vaught, Sr. and Laura F. Vaught, Trustees and any Successor Trustees thereto, from James W. Vaught and Francis T. Vaught, Individually, by quitclaim deed of record in Book 10426, Page 48, Register's Office for Davidson County, Tennessee, with explanatory note #3 that Laura F. Vaught and Francis T. Vaught are one and the same person; furthermore, that said James W. Vaught, Sr. died in 2004, and Laura F. Vaught/Francis T. Vaught died in 2013; with David Lee Vaught and James W. Vaught, Jr. being the sole issue of James W. Vaught, Sr. and Laura F. Vaught/Francis T. Vaught, and being the Co-Trustees and sole beneficiaries of the Trust, pursuant to Articles VI and V thereof, respectively.

Grantors warrant that this property is not the marital residence of the Grantors' spouse and is not subject to any marital interests therein.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **308 Rural Hill Ct., Nashville, TN 37217**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 10th day of September, 2014.

David Lee Vaught

James W. Vaught, Jr.

STATE OF North Carolina
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Lee Vaught**, the bargainor(s) 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, at office, this **10th** day of **September, 2014**.

Notary Public

My Commission Expires: 8/14/18

DENNIS DAWKINS NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires 8/14/18

STATE OF ~~North Carolina~~
COUNTY OF ~~Mecklenburg~~

Before me, the undersigned, a Notary Public of said County and State, ~~personally~~ appeared **James W. Vaught, Jr.**, the bargainor(s) ~~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~~, at office, this **10th** day of **September, 2014.**

Notary Public

My Commission Expires: 8/14/18

DENNIS DAWKINS NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires 8/14/18

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **308 Rural Hill Ct., Nashville, TN 37217**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 10th day of September, 2014.

David Lee Vaught

James W. Vaught, Jr.

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared **David Lee Vaught**, the bargainor(s) 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, at office, this **10th** day of **September, 2014.**

Notary Public

My Commission Expires:

STATE OF Georgia
COUNTY OF DeKalb

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James W. Vaught, Jr.**, the bargainor(s) 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, at office, this **10th** day of **September, 2014.**

Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia
My Commission Expires February 14, 2015

EVELYN CORN NOTARY PUBLIC DEKALB COUNTY GA

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066