WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: January 11, 2017

(AFFIX SEAL)

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140071265 DEEDWARR
Recvd: 09/23/14 14:17 2 pgs
Fees:13.00 Taxes:636.40
20140923-0087414

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra A Stephens	New Owner	64-16E-86
(NAME) 1002 Remington Park Rd.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141594

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Linda Vaughn and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Debra A. Stephens**, hereinafter called the GRANTEE, her 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 all of Unit No. 86, in Building 23, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20071105-0134490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed, dated May 29, 2014, of record in Instrument No. 20140625-0055654, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantors named herein.

RESTRICTIONS:
This Conveyance is made subject to Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20071105-0134490, said Register's Office; easements and set back lines as set forth on the plat attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 1002 Remington Park Rd., Hermitage, TN 37076

(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 GRANTEE, her heirs and assigns forever; and we do covenant with 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, her 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 our hands this 18th day of September, 2014.

Linda Vaughn

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 18th day of September, 2014.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public