THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31981-09-2014**	STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON.~~ Williamson Sem The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Affiant Subscribed and sworn to before me this 6th day of October 2014. Notary Public My Commission Expires: January 11, 2017

STEPHANIE MCPEAK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cristina Marciani, Trustee of the Cristina Marciani Revocable Trust 5958 Post Road Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 130 04200

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, **Phyllis F. Vaughn, unmarried, and Phillip Houston Vaughn, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cristina Marciani, as Trustee of The Cristina Marciani Revocable Trust dated June 16, 2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5958 Post Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140076094 DEEDWARR
Recvd: 10/08/14 12:01 3 pgs
Fees:18.00 Taxes:1683.50
20141008-0093329

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of October, 2014.

Phyllis F. Vaughn

Phillip Houston Vaughn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Phyllis F. Vaughn and Phillip Houston Vaughn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2014.

Notary ~~Public~~

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 382 on the Plan of Hillwood Estates, Section 15, as of record in Plat Book 2900, page 117 (erroneously referred to as page 177 in the previous two deeds of record), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phyllis F. Vaughn, unmarried, and Phillip Houston Vaughn, unmarried, by deed dated December 28, 2006, from Elizabeth Anne Daniels, a widow, of record in Instrument No. 20061228-0160376, re-recorded in Instrument No. 20070209-0017381, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 2900, page 117, Register's Office for Davidson County, Tennessee.