(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150001526 DEEDWARR
Recvd: 01/07/15 14:13 2 pgs
Fees:13.00 Taxes:1258.00
20150107-0001822

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$340,000.00.

Affiant

Subscribed and sworn to before me this 29 day of December, 2014

Notary Public
My Commission expires:
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lindsey Vaughan	Same	146-06-0-042.00
5015 Ragland Drive		
Nashville, TN 37220		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donald L. Maloney and wife, Harriette K. Maloney**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lindsey Vaughan, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 17 on the plan of Ragland Estates,, of record in Plat Book 2663, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald L. Maloney and wife, Harriette K. Maloney, by deed from Dorothy Y. Nixon, a single person, on November 21, 2011, of record in Instrument Number 20111122-0091365, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 2663, page 104, Register's Office Davidson County, Tennessee.

This is improved property known as: **5015 Ragland Drive, Nashville, TN 37220**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 29, 2014.

Donald L. Maloney

Harriette K. Maloney

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Donald L. Maloney and Harriette K. Maloney** to me known o be the persons described in and who executed the foregoing instrument, and acknowledged hat they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 29, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE