WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150016577 DEEDWARR
Recvd: 03/06/15 15:40 2 pgs
Fees:13.00 Taxes:318.20
20150306-0019601

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016
(AFFIX SEAL)

PRISCILLA C. DUBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Adolfo A. Beltran	New owner	059-00-0-099.00
(NAME)	(NAME)	
578 Ewing Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, DONALD W. VAUGHN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADOLFO A. BELTRAN AND ALBERTINA R. BELTRAN, HUSBAND AND WIFE,** 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(s) 1, as shown on the map entitled Rufus Anderson Subdivision, of record in Book 6050, page 546, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD W. VAUGHN, MARRIED, by deed from WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, of record as Instrument No. 20030411-0048344, dated April 2, 2003, said Register's Office.

The subject property is neither the primary/marital residence of Grantor nor her spouse or any dependent.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	578 Ewing Lane		Nashville, TN 37207		
		(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this __ day of February, 2015.

Donald W. Vaughn

Donald W. Vaughn

Kyong ae Vaughn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Donald W. Vaughn,*** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. *and wife Kyong E. Vaughn

Witness my hand and official seal at Nashville, TN, this 26 day of February, 2015.

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

07/06/2015