Record & Return:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1067

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Harrell Rachel Harrell 629 Rochelle Drive Nashville, TN 37220	F & M BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	146-15-141.00

BILL GARRETT, Davidson County
Trans:T20150018177 DEEDWARR
Recvd: 03/12/15 15:14 2 pgs
Fees:13.00 Taxes:1224.70
20150312-0021447

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $331,000.00

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2015.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-3-16
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Carol Renee Vaughn, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Harrell and Rachel Harrell, 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 No. 82, as shown on the Plan of Haileywood Estates, Section V, as of record in Book 2330, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Said Lot No. 82 fronts 94.5 feet on the Southeasterly side of Rochelle Drive and runs back between lines 136.9 feet on the Northeasterly line and 226.1 feet on the Southwesterly line to a dead line in the rear on which it measures 129.8 feet.

Being the same property conveyed to Carol Renee Vaughn, unmarried, by Warranty Deed from Dorothy S. Gee, a single person, dated June 27, 2005, recorded June 30, 2005, of record in Instrument No. 20050630-0075239, Register's Office for Davidson County, Tennessee.

This is improved property located at: **629 Rochelle Drive, Nashville, TN 37220**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **March, 2015.**

GRANTOR(S)

Carol Renee Vaughn

OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carol Renee Vaughn** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the **9th** day of **March, 2015.**

Notary Public
My Commission Expires: 08/23/2016