WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danielle Soderholm	New owner	108 04 0A 119.00 CO
(NAME)	(NAME)	
1155 Fitzpatrick Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, 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 **Danielle Soderholm,** 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. 66 on the Final Plat, Phase II, Section IV-A, Villages of Larchwood, as shown on plat of record in Instrument Number 20000928-0096098 (which amended Boundary Plat in Plat Book 7900, Page 847), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Linda H. Vaughn and Robin Wheeler by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee, dated 10/7/14 and recorded 10/16/14 in Instrument Number 20141016-0095655, Register's Office for Davidson County, Tennessee. The said Wilson & Associates, PLLC was appointed as Successor Trustee by instrument dated 5/6/14 and recorded 5/14/14 in Instrument Number 20140514-0041455, pursuant to default on a Deed of Trust executed by Lela Lou Jones and Ingu Lehman of record in Instrument Number 20031106-0163012; previously conveyed to Lela Lou Jones, married, by Warranty Deed from T. F. Homes, LLC dated 12/18/01 and recorded 12/20/01 in Instrument Number 20011220-0140740, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1155 Fitzpatrick Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150038269 DEEDWARR
Recvd: 05/18/15 10:40 2 pgs
Fees:13.00 Taxes:569.80

20150518-0045335

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 my/our hands this 11th day of May, 2015.

Linda Vaughn

Robin Wheeler

State of Tennessee
County of Sumner

Personally appeared before me Linda Vaughn and Robin Wheeler, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2015.

Notary Public Rebecca Campbell
My Commission Expires: _____

File No.: 150426

