(1)

BILL GARRETT, Davidson County
Trans:T20150047356 DEEDWARR
Recvd: 06/15/15 13:52 2 pgs
Fees:13.00 Taxes:2007.25
20150615-0056666

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $542,500.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2015. Notary Public My Commission Expires:

Melanie D. DuRard NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

Address New Owner As Follows: Julian Bibb, IV and Debra Bibb 4300 Estes Road Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 130-04-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **O.L. VAUGHN, JR. AND WIFE, DIANNE D. VAUGHN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JULIAN BIBB, IV AND DEBRA BIBB, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled the Plan of Resubdivision of Lots 17 and 18 of the Comptonwood Subdivision, of record in Book 5190, page 170, 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 O.L. Vaughn, Jr. and wife, Dianne D. Vaughn, by deed from Janice T. Elliott, unmarried, of record in Book 5343, page 901, dated September 27, 1978, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 5190, page 170, said Register's Office

This is improved property known as: **4300 Estes Road, Nashville, TN 37215.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6 day of June, 2015.

O.L. Vaughn, Jr.

O.L. Vaughn, Jr.

Dianne D. Vaughn

Dianne D. Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, O.L. Vaughn, Jr. and Dianne D. Vaughn, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5 day of June, 2015

(Seal)

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10. 2019

Notary Public

My Commission Expires: 03/10/2019