BILL GARRETT, Davidson County
Trans:T20150047504 DEEDWARR
Recvd: 06/15/15 15:12 2 pgs
Fees:13.00 Taxes:1084.10
20150615-0056847

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
15-0102M

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

Carla S. W. Dodd
Affiant

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

SUBSCRIBED AND SWORN TO BEFORE ME
THIS _____ day of June, 2015

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Taylor Vaughn 1907 Rosebank Avenue Nashville, TN 37216	SUNTRUST MORTGAGE 1001 SEMMES AVENUE RICHMOND, VA 23224	073-09-0-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J. Kenneth Walls and wife, Donna G. Walls

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Taylor S. Vaughn

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. 16 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot No. 16 fronts 75 feet on the southerly side of Rosebank Avenue and runs back 146 feet on the easterly line and 143.2 feet on the westerly line to a dead line in the rear, on which it measures 75 feet.

BEING the same property conveyed to J. Kenneth Walls and wife, Donna C. Walls by Warranty Deed from Maurice N. Hollon and wife, Dorothy C. Hollon, dated 5/9/80 and recorded 5/19/80 in Book 5603, Page 240, Register's Office for Davidson County, Tennessee. The said Donna C. Walls is actually known as Donna G. Walls and is erroneously referred to in the above referenced.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1907 Rosebank Avenue, Nashville, TN 37216.

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

Dated this the 10th day of June, 2015.

J. Kenneth Walls by Peggy Sue Merrilees attorney in fact

J. Kenneth Walls by Peggy Sue Merrilees, as his Attorney in Fact

Donna G. Walls by Peggy Sue Merrilees attorney in fact

Donna G. Walls by Peggy Sue Merrilees, as his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Peggy Sue Merrilees, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Peggy Sue Merrilees, to me known to be the person who executed the same as the free act and deed of the said J. Kenneth Walls and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said J. Kenneth Walls and appearing of record in Record Book *, page _____, in the Register's Office for Davidson County, Tennessee.

* 20150615-0056845

Witness my hand and official seal at Hendersonville, Tennessee this 10 day of June, 2015.

Brenda Huntsman
NOTARY Exp: 11/20/18

BRENDA HUNTSMAN STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Peggy Sue Merrilees, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Peggy Sue Merrilees, to me known to be the person who executed the same as the free act and deed of the said Donna G. Walls and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Donna G. Walls and appearing of record in Record Book **, page _____, in the Register's Office for Davidson County, Tennessee.

** 20150615-0056846

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of June, 2015.

Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)