STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2015.

Notary Public
MY COMMISSION EXPIRES: 06-03-19
File No. G15-1909D

NICK MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150053579 DEEDWARR
Recvd: 07/02/15 12:36 2 pgs
Fees:13.00 Taxes:1211.75
20150702-0064299

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Kristofor R. Gorham and Coty L. McClure, husband and wife (NAME) | (NAME) | 64-3-A-60 CO |
| 1713 Grandy Place (STREET ADDRESS) | (STREET ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **April E. Clary, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristofor R. Gorham and Coty L. McClure, 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. 88 on the plan of BRANDYWINE POINTE, PHASE TWELVE, SECTION ONE, as shown by plat of record in Plat Book 7900, Page 881 and corrected in Book 9828, page 822, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to April E. Clary, a single woman from R.C. Vaughn Jr. and wife, Misty Vaughn, by Deed dated August 14, 2013, as Instrument No. 20130819-0086817, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8120, page 170, Book 9544, page 69, Book 8671, page 484, Book 9010, page 627, and Book 9576, page 247, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 881 and as corrected in Book 9828, page 822, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 9013, page 39 and Book 9117, page 77, Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.
6. Charter of Dock Association of record in Book 8637, page 563, Register's Office for Davidson County, Tennessee.

7. Dock Restrictions as recorded in Book 8695, page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, and Book 10684, page 324, Register's Office for Davidson County, Tennessee.

8. Dock Easement for parking/ingress/egress as recorded in Book 11108, page 555, Register's Office for Davidson County, Tennessee.

9. Dedication of Utilities Easement as recorded in Book 9178, page 781, Register's Office for Davidson County, Tennessee.

10. PUD Boundary Plat of record in Book 7900, page 156, said Register's Office.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1713 Grandy Place, Old Hickory, TN 37138.

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.

Witness my/our hand(s) this 30th day of June, 2015.

April E. Clary

June 30, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named April E. Clary, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**