THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043852** BILL GARRETT, Davidson County Trans:T20150053869 DEEDWARR Recvd: 07/06/15 09:07 2 pgs Fees:13.00 Taxes:1361.60 20150706-0064628	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $368,000.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Paul C. Peterson 7013 MEADOW RIDGE CIR Nashville TN 37221-7911	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-16-0A-208.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric M. Vaughn and Holly J. Vaughn, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Paul C. Peterson, a married person** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 52, SECTION 8, TRACESIDE, as shown on plat of record in Plat Book 9700, Page 659, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Eric M. Vaughn and Holly J. Sollman N/K/A Holly J. Vaughn to Eric M. Vaughn and Holly J. Vaughn, husband and wife, as recorded on the 13th day of June, 2012 in Instrument No. 20120613-0051928 and Warranty Deed from John W. Thompson, Jr., unmarried to Eric M. Vaughn, a single person and Holly J. Sollman, a single person, as recorded on the 13th day of August, 2010 in Instrument No. 20100813-0063938, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 8, TRACESIDE, as recorded in Plat Book 9700, Page 659 and Boundary Plat recorded in Plat Book 7900, Page 705.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9236, Page 504 and Book 9677, Page 675.

Terms and provisions of by-Laws recorded in Book 9668, Page 899.

Charter of Traceside Homeowners Association, Inc., recorded in Book 9668, Page 894.

Easement for Landscape, Drainage and Public Utilities, recorded in Book 9667, Page 848, re-recorded in Book 9669, Page 572.

Agreement for Dedication of Easement for Sewer Line as set forth in instrument recorded in Book 11564, Page 887.

Conveyance of open space recorded at Instrument No. 20000329-0031449

This is improved property located at 7013 MEADOW RIDGE CIR Nashville TN 37221-7911

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of June, 2015.

Eric M. Vaughn

Holly J. Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric M. Vaughn and Holly J. Vaughn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, ~~2015~~.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018