This instrument prepared by:
Perrie & Associates, LLC-Tish Baldwin, Attorney at Law
1616 Westgate Circle
Brentwood, TN 37027

File # 151254TN

| NEW OWNER: | SEND TAX BILL TO: | MAP & PARCEL: |
|---|---|---|
| **Bethany G. Huskey** | **Amerifirst Financial** | **164-13-211.00** |
| **605 Bridgette Ct** | **950 Trade Centre Way, S-400** | |
| **Antioch, TN 37013** | **Kalamazoo, MI 49002** | |

BILL GARRETT, Davidson County
Trans:T20150061217 DEEDWARR
Recvd: 07/27/15 10:23 2 pgs
Fees:13.00 Taxes:666.00
20150727-0073464

# WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **James D. Vaughn and wife, Debby Vaughn** , hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Bethany G. Huskey, unmarried woman,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot No. 119 on the Plan of Asheford Crossing, Section Four, as of record in Plat Book 9700, page 912, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James D. Vaughn, a single person by Warranty Deed from Rex Creviston Homes, LLC, dated 11/24/03 and recorded 12/2/03, in Instrument No. 20031202-0172894, Register's Office for Davidson County, Tennessee. James D. Vaughn has since married Debby Vaughn.

Debby Vaughn, spouse of James D. Vaughn, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever;

AND **James D. Vaughn and Debby Vaughn** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **James D. Vaughn and Debby Vaughn** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **605 Bridgette Ct, Antioch, TN 37013**.

Executed on this 21st day of July, 2015.

**James D. Vaughn**

**Debby Vaughn**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, Notary Public of said County and State, **James D. Vaughn and Debby Vaughn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of July, 2015.

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission Expires: 1-8-19

**STATE OF TENNESSEE**
**COUNTY OF**

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of July, 2015.

STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY MY COMMISSION EXPIRES 3-19-2015

Notary Public

My Commission Expires: 3-19-2015