File Box
24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150062599 DEEDWARR
Recvd: 07/30/15 10:23 2 pgs
Fees: 13.00 Taxes: 86.95
20150730-0075128

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00

Nelson A Torres
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2015

A Blackwell
Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nelson Adonay Torres	Nelson Adonay Torres	05908005700
(NAME)	(NAME)	
5902 Cain Ridge Road	5902 Cain Ridge Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Andre F. Vaughn,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nelson Adonay Torres,** 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:

Being Lot No. 8 on the plan of Parkwood Trace, Section 1 of record in Book 6900, page 439, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Andre F. Vaughn by deed from Michael P. Ott of record in Instr. No. 20011017-0112979, Register's Office for Davidson County, Tennessee. Andre F. Vaughn Quitclaimed his interest to Corey Allen in Deed of record in Instr. No. 20050214-0016351, said Register's Office. Corey Allen Quitclaimed his interest to Andre F. Vaughn in Deed of record in Instr. No. 20050217-0018357, said Register's Office.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantee.
Subject to all matters as set out on the plan of record in Book 6900, page 439, said Register's Office.
Subject to Sanitary Sewer Easement as set out in Book 9608, page 409, said Register's Office.
Subject to Water Main Easement as set out in Book 9608, page 416, said Register's Office.

This property is being sold as is.

unimproved ☑

This is improved ☐ property, known as 2609 Vista Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hands this 29th day of July, 2015.

Andre F. Vaughn

State of Tennessee
County of Williamson

Personally appeared before me Andre F. Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of July, 2015.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

File No.: 2015-090