BILL GARRETT, Davidson County
Trans:T20150081717 DEEDWARR
Recvd: 09/25/15 10:01 2 pgs
Fees:13.00 Taxes:462.50
20150925-0097550

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156520

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2015.

NOTARY PUBLIC

My commission expires: 11-3-15

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W.C Vaughn and Meagan Vaughn 2320 Dennywood Drive Nashville, Tennessee 37214	Same address as new owner	084 11 0 097.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Five Thousand and 00/100 Dollars ($125,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SARA K. MULLINS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **W.C VAUGHN AND MEAGAN VAUGHN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 115 on Map of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for said County and more particularly described as follows:

Said Lot No. 115 fronts 65 feet on the northerly side of Dennywood Drive and extends back between lines 143 feet on the westerly side and 144 feet on the easterly side to a dead line in the rear on which it measures 74.5 feet.

BEING the same property conveyed to Walter M. Mullins and wife, Sara P. Mullins, by Deed dated December 15, 1953 and recorded December 16, 1953, of record in Book 2242, Page 441, in the Office of the Register of Deeds of Davidson County, Tennessee. The said Walter M. Mullins is deceased.

THEREAFTER, being the same property conveyed to Sara P. Mullins and Sara Kay Ferguson, by Quit Claim Deed dated May 11, 1995 and recorded May 22, 1995, of record in Book 9677, Page 809, in the office aforesaid.

Current Property Address: 2320 Dennywood Drive, Nashville, Tennessee 37214
Current Parcel ID No: 08411009700

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of September, 2015.

Sara K. Mullins
SARA K. MULLINS

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Sara K. Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of September, 2015.

Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-3-15

