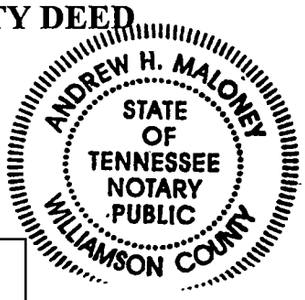
WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/21/15 08:44 3 pgs
Fees:18.00 Taxes:277.50
20151221-0127625

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00.

Affiant

Subscribed and sworn to before me this 18th day of December, 2015.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Paula Abbott	SAME	02100002000
2235 Maplecrest Drive		
Nashville, TN 37214		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Michelle Verbaere, Robert Deloria, and Stephanie Lynn, The Heirs at Law of Judith A. Vaughn**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Paula Abbott, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The following is a description of a portion of the Mrs. H.C. Felts property located on Eatons Creek Road in the fourteenth Civil District of Davidson County (Reference Warranty Deed, Book 1467, Page 88, in the Davidson County, Register's Office).

Beginning on a 1/2 inch rebar located approximately 20 feet East of the center of Eatons Creek Road, said rebar is the Southwest corner of this described parcel and also a corner for J. R. Vann and is farther located N29-46-09W 3.3 feet from a water meter and S07-43-38W 79.9 feet from a sewer manhole; thence leaving Vann and going with said road N25-15-07E 74.96 feet and N29-44-48E 46.31 feet to a 1/2 inch rebar, thence leaving Eatons Creek Road and going with Shirley Waller S81-17-10E 179.51 feet to a 6 inch treated fence post; thence leaving Waller and going with E.G. Winters S12-57-10W 96.90 feet to an axle marking the Southeast corner of this described parcel; thence leaving Winters and going with Vann N86-18-05W 211.12 feet to the beginning containing 0.47 acres as surveyed by the David H. Bradley - Land Surveying Company R.L.S. #1137 on June 23, 1996.

Being the same property conveyed to Donald R. Vaughn and wife, Judith A. Vaughn from Emma Felts, widow by Warranty Deed on June 27, 1996, of record in Book 10106, Page 96, Register's Office for Davidson County, Tennessee. Donald R. Vaughn having since died on August 26, 2007 leaving said property to Judith Ann Vaughn by right of survivorship. The said Judith Ann Vaughn having since died on May 4, 2015, leaving said property to her Heirs-at-Law, Michelle Verbaere, Robert Deloria and Stephanie Lynn.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **6328 Eaton's Creek Road, Joelton, TN 37080**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2015.

Michelle Verbaere

BY: Michelle Verbaere by Elizabeth Hickman, Ltd. POA
Elizabeth Hickman, Attorney-in-fact

Robert Deloria

BY: Robert Deloria by Elizabeth Hickman, Ltd. POA
Elizabeth Hickman, Attorney-in-fact

Stephanie Lynn

BY: Stephanie Lynn by Elizabeth B. Hickman, Ltd. POA.
Elizabeth Hickman, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Elizabeth Hickman,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Michelle Verbaere,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Michelle Verbaere,** the bargainor(s), by the said **Elizabeth Hickman,** as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of December, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Elizabeth Hickman,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Robert Deloria,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Robert Deloria,** the bargainor(s), by the said **Elizabeth Hickman,** as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of December, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Elizabeth Hickman,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Stephanie Lynn,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Stephanie Lynn,** the bargainor(s), by the said **Elizabeth Hickman,** as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of December, 2015.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE