P15-7206-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,293,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150109231 DEEDWARR
Recvd: 12/28/15 15:26 2 pgs
Fees:13.00 Taxes:4784.10
20151228-0130200

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonidas Vaughan	New owner	
306 Cornwall Avenue		116-10-0-100.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Daniel Tarantin and Elizabeth H. Tarantin, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leonidas Vaughan and Elizabeth C. Vaughan, husband and wife**

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 5 and 13 on the Plan of Bransford Realty Company's Berekley Hills Subdivision, as of record in Book 547, Pages 57 and 58, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Cornwall Avenue at the southwest corner of the property conveyed to Harry Burke and wife, by deed from Bransford Realty Company, of record in Book 1108, Page 51, said Register's Office; thence with said Burke's westerly line, northwardly 133 feet more or less, to the dividing line between Lot Nos. 5 and 6 at a point 9 feet East of the easterly line of Lot No. 13; thence with said dividing line, westwardly 9 feet to the easterly line of said Lot No. 13; thence with the line between Lot No. 13 and Lots Nos. 6 and 7 northwardly 115 feet to the corner of Lots No. 12 and 13; thence with the line between said two lots, westwardly 63 feet to the corner of Lots Nos. 13 and 14, said point being the northeast corner of the property conveyed to Catherine Calty Kenney by deed form the Sexton Improvement Company, of record in Book 672, Page 484, said Register's Office; thence with said Kenney's easterly line, southwardly 118.6 feet to a point which is 12.2 feet east of the line between Lots Nos. 13 and 14, continuing with Kenney's eastern line, southwardly 104.5 feet to the northerly margin of Cornwall Avenue at the corner of Lot Nos. 13 and 14, thence with said avenue eastwardly 140 feet to the beginning.

Being the same property conveyed to Daniel Tarantin and Elizabeth H. Tarantin, husband and wife by Quitclaim deed from Daniel Tarantin, a married man and joined by his spouse Elizabeth H. Tarantin of record in Instrument No. 20090702-0061994 Register's Office for Davidson County, Tennessee, dated May 29, 2009 and recorded on July 2, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **306 Cornwall Avenue, Nashville, TN 37205.**

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 _____ hand( ) this the 21st day of December, 2016.

Daniel Tarantin

Elizabeth H. Tarantin.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel Tarantin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2016.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 10/18/16

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth H. Tarantin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 21st day of December, 2016.

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission expires: 10/18/16

Notary Public
