THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $844,000.00. Affiant Subscribed and sworn to before me, this 4th day of January, 2016. Notary Public My Commission Expires: 6/19/18

VALERIE MICHELLE WEBB NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Ryan Cole and Margaret Gooding 3804 PRINCETON AVE Nashville TN 37205-2338	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10308026300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonidas Clyde Vaughan IV and Elizabeth C. Vaughan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Cole, unmarried and Margaret Gooding, unmarried, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 390 on the Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leonidas Clyde Vaughan, IV and wife, Elizabeth C. Vaughan by Warranty Deed from Bart Johnston and wife, Bonnie Johnston, recorded on the 18th day of June, 2008 in Instrument No. 20080618-0062586, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S DIVISION "C", as recorded in Plat Book 421, Page(s) 31.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3804 PRINCETON AVE Nashville TN 37205-2338

Davidson County DEEDWARR
Recvd: 01/07/16 08:48 3 pgs
Fees:18.00 Taxes:3122.80
20160107-0001427

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of January, 2016.

Leonidas Clyde Vaughan IV

Elizabeth C. Vaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonidas Clyde Vaughan IV and Elizabeth C. Vaughan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of January, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this county and state, RYAN GARDNER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/01/2016

LISA G HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY