Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1899

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of January, 2016

Notary Public
Commission Expires: June 19, 2018

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kelly R. Boyd 5170 Hickory Hollow Pkwy, 115 Antioch, TN 37013	PHH Mortgage Corporation 1 Mortgage Way Mount Laurel, NJ 08054	163-05-0B-200.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Larry Vaughn and wife, Sherry W Vaughn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kelly R. Boyd

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 all of Unit No. 205 on the plan of Master Deed Lot Layout (Private Element) Phase V, Mill Park (Formerly Hickory Hollow Townhomes), as shown in Exhibit "A" of record in Instrument No. 20050131-0011265, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Larry Vaughn and wife, Sherry W. Vaughn, by Warranty Deed from Khadidja Harrell, married and Moses Harrell, married, dated 2/15/13 and recorded 2/20/13 in Instrument No. 20130220-0016948, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5170 Hickory Hollow Pkwy, 115, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160008778 DEEDWARR
Recvd: 02/02/16 09:32 2 pgs
Fees:13.00 Taxes:405.15
20160202-0009868

Dated this the 25th day of January, 2016.

Larry Vaughn
Larry Vaughn

Sherry W. Vaughn by Larry Vaughn
Sherry W. Vaughn, by Larry Vaughn, as Attorney in Fact
attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Larry Vaughn
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of January, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/21/17

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25th day of January , 2016, before me personally appeared Larry Vaughn to me known to be the person who executed the foregoing instrument on behalf of Sherry W. Vaughn, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Sherry W. Vaughn.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of January, 2016

Notary Public

Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY