THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow

5200 Maryland Way Ste. 202

Brentwood TN 37027

Address New Owner(s)
Meagan Vaughn
2320 Dennywood Drive
Nashville, TN 37214

Send Tax Bills To:
Meagan Vaughn
Same

Map & Parcel Nos.:
084 11 0 097.00

BILL GARRETT, Davidson County
Trans:T20160015122 DEEDQC
Recvd: 02/24/16 10:30 3 pgs
Fees:17.00 Taxes:0.00
20160224-0017533

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **W.C Vaughn** ("Grantor") do hereby quitclaim and convey unto **Meagan Vaughn, an unmarried woman** ("Grantees"), their heirs and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

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 to which plat reference is hereby made for a more complete description of said property.

~~Being the same property conveyed to W.C Vaughn and Meagan Vaughn, by Deed from Sara K. Mallory (marital status to be determined) and Sara Kay Ferguson, (marital status to be), as joint tenants, dated September 16, 2015, recorded September 25, 2015, of record in Inst # 20150925-0090546, in the Register of Deeds for Davidson County, TN.~~ SEE ATTACHED EXHIBIT A FOR DERIVATION CLAUSE.

The address of the herein described property is believed to be 2320 Dennywood Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property known as **2320 Dennywood Drive, Nashville, Tennessee 37214.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 5 **day of** February, **2016.**

W.C Vaughn

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF Madison

The actual consideration for this transfer is $0.

AFFIANT

Subscribed and sworn to before me, this 5 **day of** February, **2016.**

Britt Dowell
NOTARY PUBLIC

My Commission Expires:

STATE OF ~~TENNESSEE~~ Mississippi

COUNTY OF Madison

Personally appeared before me, W.C. Vaughn, a Notary Public in and for said state and county, **W.C Vaughn**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5 **day of** February, **2016**

Britt Dowell
NOTARY PUBLIC

My Commission Expires:
10-31-2018

STATE OF MISSISSIPPI
BRITT DOWELL
ID No.
97431
Com. Exp.
10-31-2018
NOTARY PUBLIC
MADISON COUNTY

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

EXHIBIT A (DERIVATION CLAUSE)

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 Register's Office for Davidson County, Tennessee. The said Sara P. Mullins having since died leaving Sara Kay Ferguson as owner of fee simple title as surviving tenant by the entirety. The said Sara Kay Ferguson is now known as and is one and the same person as Sara K. Mullins. And being the same property conveyed to W.C Vaughn and Meagan Vaughn by Warranty Deed from Sara K. Mullins, dated September 16, 2015, and recorded on September 25, 2015, of record in Instrument # 20150925-0097550, in the Register of Deeds for Davidson County, TN.