Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160030006 DEEDWARR
Recvd: 04/13/16 12:53 2 pgs
Fees: 13.00 Taxes: 277.50
20160413-0035412

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 1st day of April, 2016.

Notary Public
My commission expires: 8-5-18

ERIN KINQUAC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Tim J. Banks 21 Vaughns Gap Rd. Unit 102 Nashville, TN 37205-4306	New Owner	129-15-0A-102.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Vaughns Gap Trust, Amanda Dean as Successor Trustee,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Tim J. Banks, and wife Sharon J. Banks,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 102 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unite as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Trey Cain, Trustee of The Vaughns Gap Trust by Warranty Deed from Sherri M. Henry, unmarried, recorded on March 28, 2016 in Instrument Number 20160328-0028273, Register's Office for Davidson County, Tennessee.

This property is improved property known **as 21 Vaughns Gap Rd, Unit 102, Nashville, TN, 37205-4306.**

This conveyance is subject to the following: (1) The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Meade Highlands of record in Book 7091, Page 302, as amended in Instrument No. 20080424-0042111; (2) By-Laws of record in Book 7091, Page 351, as amended in Instrument No. 20071025-0126213; (3) Charter of record in Book 7102, Page 223; (4) Easement of record in Book 11000, Page 273; (5) Easement(s) for sanitary sewers and/or storm drainage of record in Book 4816, Page 427, corrected in Book 4881, Page 710; All of record in the Register's Office

for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 1st day of April, 2016.

The Vaughns Gap Trust

By: _____
Amanda Dean
Its: Successor Trustee

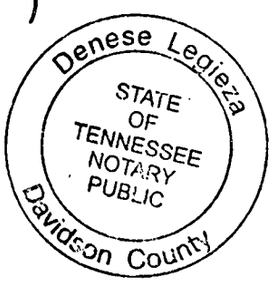
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Successor Trustee of The Vaughns Gap Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such Successor Trustee.

Witness my hand and official seal at this the 1st day of April, 2016.

_____
Notary Public

My Commission expires: 7-3-17



FILE NO: 2016034322