WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160030917 DEEDWARR
Recvd: 04/15/16 13:43 2 pgs
Fees: 13.00 Taxes: 666.00
20160415-0036508

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT E. LEE TAYLOR III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

Return to:
File # 10195

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homer E Vaughn Jr Victoria R Lewis	Old Hickory Credit Union	05815004600
(NAME)	(NAME)	
4714 Drakes Branch Rd.	Po Box 431	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donzaleigh J Heard,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Homer E Vaughn Jr and Victoria R Lewis, both unmarried,** 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 the 13th Civil District of Davidson County, Tennessee, being Lot 8, Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 140 feet on the east margin of Drakes Branch Road and runs back between lines 336.85 feet on the north line and 318.25 feet on the south line to a rear line on which it measures 141.23 feet.

Being the same property conveyed to James William Heard and Donzaleigh J. Heard, by deed of record in Ins Book 4420, page 407 and the interest of James William Heard divested from James William Heard and vested in Donzaleigh Joyner Heard of record in Final Decree for Absolute Divorce record in Book 6070, page 573, Register's Office for Davidson County, Tennessee. the said Donazleigh J. Heard a/k/a Donzaleigh Joyner Heard.

This instrument is executed on behalf of Donzaleigh J. Heard by Danita Evans as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20160415-0036507, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4714 Drakes Branch Rd., Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 7th day of April, 2016.

Donzaleigh J Heard by Danita Evans Atty in Fact

State of Tennessee
County of DAVIDSON

On this the 7th day of April, 2016, before me personally appeared Danita Evans, the person who executed the foregoing instrument on behalf of Donzaleigh J. Heard and acknowledged that she executed the same as the free act and deed of the said Donzaleigh J. Heard, through Power of Attorney granted her by the same Donzaleigh J. Heard.

Notary Public
My Commission Expires: 1-6-19

File No.: 10495

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY