THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1536

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jill S. Howard 6912 River Ridge Drive Nashville, TN 37221	SWBC Mortgage Corporation P.O.Box 11733 Newark, NJ 07101-4733	141-15-0C-039.00 CO

STATE OF TENNESSEE,
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $295,000.00

Jill S Howard
Affiant

Subscribed and sworn to before me, this the 3 day of May, 2016.

Notary Public

My Commission Expires:
(Affix Seal)

JEFFREY M GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20160037297 DEEDWARR
Recvd: 05/05/16 08:57 2 pgs
Fees:13.00 Taxes:1091.50
20160505-0044301

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Betsy B. Vaughan and Jeremy Vaughan, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jill S. Howard,** 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 Lot 138, PHASE 7, ROLLING RIVER ESTATES, as shown on plat of record in Plat Book 5800, Page 86, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Betsy B. Vaughan and Jeremy Vaughan, wife and husband by Warranty Deed from Jonathan S. Watson and wife, Jennifer S. Watson, recorded on the 12th day of May, 2014 in Instrument No. 20140512-0040425, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **6912 River Ridge Drive, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of **May, 2016.**

GRANTOR(S)

Betsy B. Vaughan

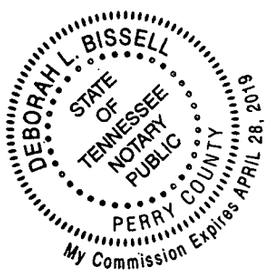
Jeremy Vaughan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Betsy B. Vaughan and Jeremy Vaughan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 3rd day of **May, 2016.**

Notary Public
My Commission Expires:



Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212