BILL GARRETT, Davidson County
Trans:T20160043503 DEEDWARR
Recvd: 05/24/16 11:10 4 pgs
Fees:23.00 Taxes:2849.00
20160524-0051931

Prepared by:
Record and Return to:
Chapman & Rosanthal Title, Inc.
1002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
767692 EMDE-137
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) National Residential Nominee Services Inc.	(NAME) New Owner	132-09-DH-002.00-CD
(STREET ADDRESS OR ROUTE NUMBER) 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Billie J. Vaughn and Steven B. Vaughn, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc._____ _____the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater for this transfer is $ 770,000.00

Affiant Wanda Hutt

Subscribed and sworn to before me this the 20th day of May 2016

My commission expires: ✓ 9-11-17 (Affix Seal)

Notary Public ✓ Janice H. Collins

JANICE H. COLLINS DAVIDSON COUNTY TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

This is unimproved ( ), known as 4420 Lealand Lane, Nashville, TN 37204
improved (Y)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hand this 21st day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Billie J. Vaughn

X _____
Steven B. Vaughn

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Samuel F. Anderson, a Notary Public in and for said County and State, Billie J. Vaughn, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2016.

✓ _____
Notary Public
My Commission Expires: ✓ 10/18/16

(This area for official notarial seal)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Samuel F. Anderson, a Notary Public in and for said County and State, Steven B. Vaughn, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2016.

✓ _____
Notary Public

(This area for official notarial seal)

My Commission Expires: ✓ 10/18/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Unit B as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Infill Nashville 4418 Leal and Lane Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140115-0004225, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven B. Vaughn and Billie J. Vaughn, husband and wife by Warranty deed from Nutcracker, LLC, a Tennessee limited liability company of record in Instrument No. 20140721-0064340 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 21, 2014