BILL GARRETT, Davidson County
Trans:T20160056871 DEEDWARR
Recvd: 07/05/16 11:33 2 pgs
Fees:13.00 Taxes:610.13
20160705-0068349

Prepared by:
Record and Return to:
Chapman & Rosonthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 30TH DAY OF JUNE, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Vaught and Rebecca Vaught, husband and wife	New Owner	05302007200
	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billy R. Gray, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Vaught and Rebecca Vaught, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF FAIRWAY VIEW SUBDIVISION OF RECORD IN PLAT BOOK 2900, PAGE 41, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY MARGIN OF NEWPORT DRIVE, THE COMMON CORNER OF LOTS NO. 27 AND 28; THENCE SOUTHEASTERLY WITH THE LINE BETWEEN SAID TWO LOTS 128 FEET TO A POINT; THENCE NORTHEASTERLY 126.3 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF ROBINSON ROAD; THENCE WITH THE MARGIN OF SAID ROAD, NORTH 66 DEGREES 30' WEST 95 FEET TO A POINT; THENCE AROUND A CURVE SOUTHWESTERLY 39.27 FEET TO A POINT IN THE SOUTHEASTERLY MARGIN OF NEWPORT DRIVE; THENCE WITH THE MARGIN OF SAID DRIVE SOUTHWESTERLY 80.0 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF SAID LOT NO. 27 ON THE PLAN OF FAIRWAY VIEW SUBDIVISION WHICH WAS CONVEYED TO THE STATE OF TENNESSEE FOR HIGHWAY PURPOSES BY DEED OF RECORD IN BOOK 5271, PAGE 563, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED THEREIN.

BEING THE SAME PROPERTY CONVEYED TO BILLY R. GRAY BY WARRANTY DEED FROM MARY BUCHANAN, AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF BILLY WALROND, DECEASED, AND MARY FRANCES TRIMBLE AS EXECUTRIX OF THE ESTATE OF RUBY NELL BRAKE WALROND, DECEASED, OF RECORD IN INSTRUMENT NO. 20100317-0019947, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 101 Newport Drive, Old Hickory, TN 37138
(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

WARRANTY DEED
(Continued)

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 hand(s) this 30th day of June, 2016.

Billy R. Gray

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy R. Gray, unmarried, the herein bargainor(s), 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 and official seal, this the 30th day of June, 2016.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072