BILL GARRETT, Davidson County
Trans: T20160059296 DEEDWARR
Recvd: 07/12/16 09:33 2 pgs
Fees: 13.00 Taxes: 333.00
20160712-0071124

WARRANTY DEED

DAVIDSON COUNTY SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Deanie L. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2016.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel R. Zumwalt	Daniel R. Zumwalt	05000008600
(NAME)	(NAME)	
1190 Lakeside Drive	1190 Lakeside Drive	
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Theodore G. Vaughan, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIEL R. ZUMWALT, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described according to a survey by Clyde D. Anderson, Surveyor, December 3, 1968, as follows:
BEGINNING at an iron pin at the northwest corner of the property conveyed to John Mitchell, Jr. and wife, of record in Book 2811, Page 29, Register's Office for Davidson County, Tennessee; thence with said Mitchell's western boundary line, South 0 deg. 57' East 220.79 feet; thence South 87 deg. 30' East 255.17 feet; thence South 2 deg. West 50 feet to a point; thence North 87 deg. 30' West 249.71 feet, more or less; thence South 4 deg. 16' West 174.50 feet; thence North 73 deg. 40' West 219.54 feet; thence North 2 deg. 59' East 167.87 feet; thence North 87 deg. 30' West 1394.85 feet; thence North 89 deg. 34' West 1229.70 feet; thence North 32 deg. 00' East 436.55 feet; thence South 85 deg. 01' East 2583.12 feet to the beginning, containing 18.81 acres, more or less.

Being the same property conveyed to Jim D. Gillespie by Warranty Deed dated December 30, 1968 from Marshall Newlin and wife, Marie C. Newlin and recorded in Book 4296, Page 47, Register' s Office for Davidson County, Tennessee. The said Jim D. Gillespie aka James D. Gillespie (testator) died testate on February 16, 1994. By the Last Will and Testament of Testator, probated under Case No. 94P 283, Davidson County Probate Court, the following provisions were made as to the devise of the Estate of said Testator: In the event that the mother of Testator, Jeanette McCord Gillespie, survived him, the testator's estate was devised to her. In the event Jeanette McCord Gillespie did not survive testator, said Estate was devised to the sister of Testator, Mary Serena Gillespie

(aka Mrs. J. B. Vaughan) and to the issue of her body living at the time of testator's death with said Testator's sister and all such issue to share equally and alike. The said Jeanette McCord Gillespie predeceased Testator having died on January 8,1972. The said Mary Serena Gillespie, sister of Testator did survive Testator, but did died on November 24, 1989. The only issue born to Mary Serena Gillespie is Theodore G. Vaughan.
Also, being the same property conveyed to Theodore G. Vaughan by Quitclaim Deed from Theodore G. Vaughan, as Executor of the Estate of James D. Gillespie, which Quitclaim Deed is dated April 25, 1997 and recorded in Book 10440, Page 486, said Register's Office.

The above property is also a part of the property known as Thetford Hills, a plat of which is recorded in Plat Book 7900, Page 83, Register's Office for Davidson County, Tennessee and identified on said plat as Parcel 86 and shown as having approx. 17.973 acres.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAT OF THETFORD HILLS, OF RECORD IN BOOK 7900, PAGE 83, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER SUBJECT TO THE FLOW OF EWING CREEK AND ANY PUBLIC ROADS, STREETS, ETC. LYING WITHIN THE BOUNDS OF SAID PROPERTY.

unimproved ☑

This is improved ☐ property, known as 0 Dickerson Pike, Nashville, TN 37207

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 8th day of July, 2016.

Theodore G. Vaughan

STATE OF COLORADO

COUNTY OF DAVIDSON

On this 8th day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Theodore G. Vaughan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 03/21/2020

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

RON LEE REMINGTON DURON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164011161
MY COMMISSION EXPIRES 03/21/2020