THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 1607867C**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $142,000.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Joseph Vaughn and Mary Vaughn 1752 Londonview Place Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-10-0A-168.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wesley Green** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Vaughn and Mary Vaughn, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 137, as shown on the map entitled Phase 2 Villages of Long Hunter P.U.D., of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WESLEY GREEN, by deed from KONRAD K. KAUL and KANDY E. KAUL, married, of record in Instrument No. 20071030-0127745, dated October 29, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 151-10-0A-168.00 CO.

Davidson County taxes for 2015, Map-Par. 151-10-0A-168.00 CO, $1,127.18, Paid.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20020515-0059732, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20010531-0056382, amended in Instrument No. 20031111-0164945, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160074024 DEEDWARR
Recvd: 08/24/16 14:33 2 pgs
Fees:13.00 Taxes:525.40
20160824-0088740

By-Laws of The Villages of Long Hunter Homeowner's Association, Inc. of record in Instrument No. 20041022-0127537, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, said Register's Office.

Sanitary Sewer Easement of record in Instrument No. 20010531-0056383, said Register's Office.

Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8197, page 288, said Register's Office.

Easement granted to Tennessee Telephone Company of record in Book 9661, page 919, said Register's Office.

Grant of Easements of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, said Register's Office.

Order Extending Judgment for an Additional Ten Years filed against Mary A. Vaughn, as Defendant, and in favor of Palisades Acquisition XVI, LLC, as Assignee of Great Seneca/Providian, as Plaintiff, of record in Instrument No. 20150616-0056942, said Register's Office.

Judgment in favor of North Star Capital Acquisitions, LLC, as Plaintiff and against Mary A. Vaughn, as Defendant, of record in Instrument No. 20120625-0055316, said Register's Office.

This is improved property located at 1752 Londonview Place Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of August, 2016.

Wesley W. Green

Wesley Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wesley Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018