Book 14
28882-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084444 DEEDWARR
Recvd: 09/26/16 14:16 2 pgs
Fees:13.00 Taxes:1069.30
20160926-0101361

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $289,000.00.

Savannah Vaughn
Affiant

Subscribed and sworn to before me this 23 day of September, 2016.

Notary Public
My Commission expires on (Affix Seal) 2/13/17

JOHN T. POOL NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Savannah Vaughn Timothy Vaughn Tonya Vaughn	New Owner	161-13-OB-302.00 CO
302 Shady Creek Lane		
Nashville, TN 37211	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Lee Ann Dichtel, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Savannah Vaughn, an unmarried woman, as to an undivided 50% interest (the "Individual Interest"), and Timothy Vaughn, and wife Tonya Vaughn, as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit No. 302 of Creekside of Brentwood, a Horizontal Property Regime with Private Elements established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Creekside of Brentwood of record in Instrument Number 20040702-0079260, amended and re-stated in Instrument Number 20050204-0013611, and further amended in Instrument Number 20050329-0034131, Instrument Number 20050822-0100021 and Instrument Number 20070622-0075126, the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, right, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to said Master Deed; together with a percentage of interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Lee Ann Dichtel, a single woman, from Jay Woodward Drake, by deed on July 8, 2014, of record in Instrument Number 20140721-0064349, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Boundary Plan of record in Instrument Number 20090730-0071237, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20040702-0079260, as amended and re-stated in Instrument Number 20050204-0013611, and further amended in Instrument Number 20050329-0034131, Instrument Number 20050822-0100021 and Instrument Number 20070622-0075126, the Register's Office for Davidson County, Tennessee.
- Deed conveying common area to Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument Number 20080724-0075832, Register's Office for said County.
- Charter of Creekside Brentwood Homeowners, Inc. of record in Instrument Number 20041217-0150431, Register's Office for said County;
- Storm Water Detention Agreement of record in Instrument Number 20040720-0086492, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 7851, page 708; Book 7267, page 41; Instrument Number 20040305-0025834; Book 2438, page 376; Book 6408, page 486; Book 7250, page 755; Book 7250, page 758; Book 7267, page 41; and Book 9444, page 27, Register's Office for Davidson County, Tennessee.

- Ground Lease with SBA Towers, Inc. of record in Instrument Numbers 20000403-0032883; 20000714-0069736; 20040305-0025830 and 20040305-0025837, Register's Office for Davidson County, Tennessee.
- Right of way to the State of Tennessee of record in Book 7859, page 398, Register's Office for Davidson County, Tennessee.

This is improved property known as: **302 Shady Creek, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 23, 2016.

Lee Ann Dichtel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lee Ann Dichtel** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 23, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY