This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
774427 1037763
Joe Krocak

Davidson County DEEDWARR
Recvd: 10/06/16 09:32 5 pgs
Fees:28.00 Taxes:1468.90
20161006-0105671

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS 082-07-0-223.00
Samantha Vaughn	New Owner	
710 N 2nd Street		
Nashville, TN 37207		

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, Scott A. Dereschuk, a single person have this day bargained and sold, and do hereby transfer and convey unto the said Samantha Vaughn and Nicholas Vaughn * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* wife and husband

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 Tennessee
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 397,000.00

Affiant _____

Subscribed and sworn to before me this the 4th day of October, 2016.

Notary Public ✓ _____

My commission expires: ✓

(Affix Seal)

KARA L. WALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

This is unimproved ( ), known as 710 N. 2nd Street, Nashville, TN 37207
improved (X)

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 8th day of September, 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 Scott A Dereschuk
Scott A. Dereschuk

STATE OF Georgia
COUNTY OF Douglas

Justina Elizabeth Brayton

Personally appeared before me, ~~Dereschuk. Scott. Anthony~~, a Notary Public in and for said County and State, Scott A. Dereschuk, the within named bargainor single (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 08 day of September, 2016.

✓ Justina E. Brayton.
Notary Public
My Commission Expires: ✓ May 08 2020

(This area for official notarial seal)

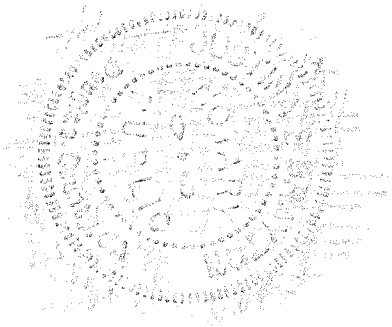


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Dr. V. S. Lindsley's Addition to East Nashville, as shown by plat appearing of record in Book No. 57, Page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts fifty (50) feet on the west side of Harris Avenue, or North Second Street extended, and runs back Westwardly between parallel lines one hundred and forty two and one-half (142 1/2) feet to a ten foot alley.

Being the same property conveyed to Scott A. Dereschuk, a single person by Warranty deed from Regal Homes, Co., a Tennessee Corporation of record in Instrument No. 20140220-0014758 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 20, 2014.

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).