Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064

(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089343 DEEDWARR
Recvd: 10/11/16 09:55 2 pgs
Fees:13.00 Taxes:1071.15
20161011-0107180

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2016

Notary Public

MY COMMISSION EXPIRES: 11-28-16
(AFFIX SEAL)

MST 2016-1409

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis E. Vaughn and Jeanne E. Vaughn	Dennis E. Vaughn and Jeanne E. Vaughn	181-11-0B-108.00-CO
(NAME)	(NAME)	
9152 Carissa Drive	9152 Carissa Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlotte A. Farnsworth n/k/a Charlotte Adele Baker and Michael Brian Baker, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis E. Vaughn and Jeanne E. Vaughn, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 108 on the Plan of The Hills at Concord Place, Phase 4, (formerly known as Concord Place II, Phase 3, Carter Property) of record in Plat at Instrument No. 20080808-0082075, amended in Instrument No. 20090731-0071986, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlotte A. Farnsworth n/k/a Charlotte Adele Baker and Michael Brian Baker, wife and husband by Quitclaim deed from Charlotte A. Farnsworth n/k/a Charlotte Adele Baker of record in Instrument No. 20120830-0078488 Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on August 30, 2012.

Subject to: Subject to all matters shown on the Plan of record as Instrument Number 20080808-0082075, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Hills at Concord Place with By-Laws of The Hills at Concord Place Homeowners Association, Inc. appended thereto, of record in Instrument Number 20050914-0110829 and amended in Instrument Number 20051027-0130022, Instrument Number 20060317-0030953, Instrument Number 20061228-0160254, Instrument Number 20071129-0138688, Instrument Number 20071226-0147287, Instrument Number 20080627-0066661, Instrument Number 20090528-0048902, Instrument Number 20090528-0048903 as supplemented in Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070509-0055790, in the Register's Office for

Davidson County, Tennessee. Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee. Water Quality Pont of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee. Memorandum of Option of record in Instrument Number 20070423-0047758, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 9152 Carissa Drive, Brentwood, TN 37027
(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 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 7th DAY OF Oct, 2016.

Charlotte Adele Baker

Charlotte Adele Baker

Michael Brian Baker

Michael Brian Baker

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Adele Baker and Michael Brian Baker, wife and husband, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of Oct, 2016.

Notary Public

My Commission Expires: 7-11-2020

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON