THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210149** Davidson County DEEDWARR Recvd: 12/20/16 15:02 3 pgs Fees:18.00 Taxes:1228.77 **20161220-0133761**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $332,100.00. Affiant Subscribed and sworn to before me, this 19th day of December, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Samuel B. Vaughn and Lauren B. Vaughn 620 RIVER ROUGE DRIVE Nashville TN 37209-1618	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 090-15-022.00

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, **James Hunt and Kyndal Hunt, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel B. Vaughn and Lauren B. 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 No. 621 on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 621 fronts 82.0 feet on the Easterly margin of River Rouge Drive and extends back 192.9 feet on the Northerly line and 173.2 feet on the Southerly line to a broken line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to James Hunt and wife, Kyndal Hunt by Warranty Deed from Mark Hayes and wife, Dawn Hayes, recorded on the 30th day of September, 2013 in Instrument No. 20130930-0102456, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2900, Page(s) 78 and Instrument No. 20070626-0076370 (Showing Reserve Parcel A).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.

This is improved property located at 620 RIVER ROUGE DRIVE Nashville TN 37209-1618

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 19th day of December, 2016.

James Hunt

Kyndal Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 19th day of December, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

