THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210236** BILL GARRETT, Davidson County Trans:T20170004605 DEEDWARR Recvd: 01/18/17 09:30 2 pgs Fees:13.00 Taxes:1448.55 20170118-0005175	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $391,500.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2017. Notary Public My Commission Expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Kendrick D. Vaughn 1414 FATHERLAND ST Nashville TN 37206-2912	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08313030600

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, **Laura H. Vilines, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kendrick D. Vaughn, a single person**, ("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. 1 on the Map of L.T. Steven's Subdivision of Lot Nos. 110 and other lots in Lindsley's Home Place, as of record in Book 547, Page 101, said Register's Office.

Being the same property conveyed to Laura H. Vilines, unmarried by Warranty Deed from Cerys E.P. Matthews, unmarried, recorded on the 26th day of July, 2011 in Instrument No. 20110726-0057046, in the Register's Office of Davidson County, Tennessee.

Seth Stratton joins in the signing of this instrument to convey any marital interest he may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of L.T. STEVENS SUBDIVISION OF 110 AND OTHER LOTS, as recorded in Plat Book 547, Page(s) 101.

This is improved property located at 1414 FATHERLAND ST Nashville TN 37206-2912

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 13th day of January, 2017.

by Laura H. Vilines, attorney-in-fact

Laura H. Vilines

Laura H. Vilines

Seth Stratton

Seth Stratton
By: Laura H. Vilines, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura H. Vilines, 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 13th day of January, 2017.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura H. Vilines,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Seth Stratton,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of January, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017