WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Associates Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170016323 DEEDWARR
Recvd: 02/24/17 10:21 2 pgs
Fees:13.00 Taxes:873.20
20170224-0018530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kayla J. Vaughan	NEW OWNER	
(NAME)	(NAME)	
5253 Village Trace		161-10-B 151 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **MELINDA RIKLI GOODMAN, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLA J. VAUGHAN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER 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. 11 on the Plan of Villages of Brentwood, Phase Twelve, a Planned Unit Development, of record in Plat Book 7900, Page 713, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Melinda C. Rikli by Warranty Deed dated December 16, 2004 from Virginia F. Lange n/k/a Virginia F. Poag, unmarried, of record in Instrument No. 20041229-0153575, in the Register's Office for Davidson County, Tennessee. Melinda C. Rikli, an unmarried woman, conveyed her interest in said property to Melinda Rikli, an unmarried woman, by Quitclaim Deed dated August 17, 2015, of record in Instrument No. 20150824-0084871, said Register's Office. Melinda Rikli has since married and is now known as Melinda Rikli Goodman. Howard Allen Goodman joins in executing this deed, conveying any marital interest he may have in said property.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 7900, Page 713, said Register's Office; Restrictive Covenants of record in Book 6143, Page 11 and book 7207, Page 251, said Register's Office; Easement of record in Book 3501, Page 604, said Register's Office; and Charter of record in Book 6158, Page 352, said Register's Office.

unimproved _
This is improved x property, known as 5253 Village Trace, Nashville, TN 37211
(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 hand this 17th day of February, 2017

MELINDA RIKLI GOODMAN

HOWARD ALLEN GOODMAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Rikli Goodman and Howard Allen Goodman, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2017.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires November 5, 2019