WARRANTY DEED

The actual consideration or value for this transfer is $ 18,000.00

Donald E. Vaughn
AFFIANT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

SWORN TO AND SUBSCRIBED before me this 2ND day of March, 2017.

NOTARY PUBLIC
My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20170018510 DEEDWARR
Recvd: 03/03/17 10:20 2 pgs
Fees:13.00 Taxes:66.60
20170303-0021203

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DONALD E. VAUGHN 929 Barnett Rd. Goodlettsville, TN. 37072	New Owner	044-14-0 / 046.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by DONALD E. VAUGHN, an un-married Man, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, DEBRA G. TAYLOR, married, and JOSHUA PETTY, un-married, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto:

DONALD E. VAUGHN, un-married, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee. Being Lot No 264 of Block 2 on the Map of Cumberland Terrace, Part 1, as of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

BEING all the same property conveyed to Jerry Lee Petty and wife, Linda G. Petty, by Warranty Deed from Hayden L. Miller and wife, Annie S. Miller, dated 10/23/1978 and of record in Book 5355, page 336, Register's Office for Davidson County, Tennessee.

The Said **Jerry Lee Petty** [Sr.] died on 1/03/1999, intestate in Davidson County, TN; leaving his spouse, Linda G. Petty as the surviving tenant by the entirety.

The Said **Linda G. Petty** died on 04/19/2010, intestate and un-married in Davidson County, TN; leaving her only children, Jerry Lee Petty, Jr. and Debra G. Taylor, as her sole heirs at law.

The Said **Jerry Lee Petty, Jr.** died 12/24/2011, intestate and un-married in Davidson County, TN; leaving his only child, Joshua Petty as his sole heir at law, as reflected by Affidavit of Heirship of record as Instrument #20140821-0076297, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. 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. 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.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Register's Office for DAVIDSON County, TN, or otherwise, as may affect the property, including the following:

Property Taxes for the year 2017, Any un-expired provisions in the Restrictive Covenants of Record in Book 1582, page 505, Register's Office for Davidson County Tennessee

This is UN-improved property known as: 264 Martingale Drive, Old Hickory, TN 37076.

Grantors further make oath as to the veracity of the statements of heirship recited herein, and state that the property conveyed is not their residence or that of their respective spouses or any dependent.

Witness our hands this 2ND day of March, 2017.

Debra G. Taylor
DEBRA G. TAYLOR

JOSHUA PETTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named DEBRA G. TAYLOR and JOSHUA PETTY the bargainor(s), 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 herein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 2ND day of March, 2017.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

From: DEBRA G. TAYLOR and JOSHUA PETTY

To: DONALD E. VAUGHN un-married

Property: Vacant Land at - 264 Martingale Drive Old Hickory, TN 37076

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, Tennessee 37138
615-847-2000

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