This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 03/09/17 10:46 3 pgs
Fees:18.00 Taxes:629.00
20170309-0023378

ADDRESS NEW OWNER:
E.W. Wilkerson &
8403 Gullett Drive
Hermitage, TN 37076

SEND TAX BILL TO:
E. W. Wilkerson
4811 Lebanon Rd.
Hermitage, TN 37076

MAP/PARCEL 075-06-0-005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wiley C. Vaughan, Trustee for Glenda R. Vaughan, Special Needs Trust, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **E.W. Wilkerson, a married man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 239 on the Plan of Hermitage Estates of record in Plat Book 3300, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 239 fronts 68 feet on the Northwesterly side of Gullett Drive and runs back 139.7 feet on the Southwesterly line and 178.9 feet on the Northeastern line to a dead line measuring 125 feet thereon. Being the same property conveyed to Wiley Vaughan, Trustee under the Revocable Trust Agreement of Martin Thomas Vaughan and Glenda R. Vaughan, dated April 16, 2014 by deed from Martin T. Vaughan and wife, Glenda Vaughan, of record in Instrument No. 20140422-0033544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wiley Vaughan, Executor of the Estate of Martin Thomas Vaughan, by deed from Wiley Vaughan, Trustee under the Revocable Trust Agreement of Martin Thomas Vaughan and Glenda R. Vaughan, dated November 10, 2015 of record in Instrument No. 20151113-0115601, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Wiley Vaughan, Trustee for Glenda R. Vaughan, Special Needs Trust by Quitclaim deed from Wiley Vaughan, Executor of the Estate of Martin Thomas Vaughan, deceased of record in Instrument No. 20151113-0115602 Register's Office for Davidson County, Tennessee, dated November 10, 2015 and recorded on November 13, 2015.

This is improved/unimproved property known as: **8403 Gullett Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 7th day of March, 2017.

WITNESS MY HAND on this the 7th day of March, 2017

Wiley C. Vaughan Trustee
Wiley Vaughan, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Wiley Vaughan, Trustee,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 7th day of March, 2017.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 7th day of March, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

File No: 170136

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Julie Robertson, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie M. Robertson
Notary's Signature

My Commission Expires: 11/18/17

Notary Seal:

