Send Tax Statements To:
New Owner

Name and Address of New Owner:
David Hill Dally
4870 Corning Drive
Nashville, TN 37211

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

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

Map and Parcel 14702013700

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **Adam Blake Vaughter and Rhiannon Hope Malone, individually and as executors of the estate of Randy Michael Vaughter,** has this day bargained and sold and does hereby transfer and convey unto, **Aaron Dally, unmarried, David Hill Dally and wife, Margaret Dally, as joint tenants with right of survivorship.,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee. Being all of Lot No. 24, on the resubdivision of Lot No. 24 of Elysian Park, according to plat and survey appearing of record in Book 2331, page 32, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description thereof.
>
> Being the same property conveyed to Randy M. Vaughter and Kathie A. Vaughter, by deed from Roger Myers, married, dated August 1, 2006, appearing of record in Instrument No. 20060811-0099083, of the Register's Office of Davidson County, Tennessee. Katie A. Vaughter having since died on July 15, 2011, leaving said property to Randy M. Vaughter. Randy M. Vaughter having since died on August 7, 2016 leaving said property to Adam Blake Vaughter and Rhiannon Hope Malone, as Co-Executors thru Probate of Will and Letters of Testmentary of record in Docket No.: 16P2001, dated December 15, 2016.
>
> This conveyance is made subject to any and all matters shown on said plat and survey of record in Book 2331, page 32; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **Aaron Dally, unmarried, David Hill Dally and wife, Margaret Dally, as joint tenants with right of survivorship.,** their heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170039067 DEEDWARR
Recvd: 05/08/17 15:20 3 pgs
Fees:18.00 Taxes:1295.00
20170508-0045632

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 4 AMC 8th day of May, 2017.

Adam Blake Vaught

Adam Blake Vaughter,Individually

Rhiannon Hope Malone by Adam Blake Vaught Attorney In Fact

Rhiannon Hope Malone, Individually, by Adam Blake Vaughter, Attorney-in-Fact

THE ESTATE OF RANDY MICHAEL VAUGHTER

By: Adam Blake Vaughter Co-Executor

Adam Blake Vaughter, CO-Executor

By: Rhiannon Hope Malone Co-Executor by Adam Blake Vaught Attorney IN Fact

Rhiannon Hope Malone, Co-Executor by Adam Blake Vaughter, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **ADAM BLAKE VAUGHTER, IN HIS INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF RANDY MICHAEL VAUGHTER,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained and that **ADAM BLAKE VAUGHTER, IN HIS INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF RANDY MICHAEL VAUGHTER**

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 4 AMC 8th day of May, 2017.

Amanda M Clark
NOTARY PUBLIC

My Commission Expires: 11/18/2017

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **ADAM BLAKE VAUGHTER AS ATTORNEY-IN-FACT FOR THE SAID, RHIANNON HOPE MALONE, CO-EXECUTOR, IN HER INDIVIDUAL CAPACITY AND IN HER CAPACITY AS CO-EXECUTOR OF THE ESTATE OF RANDY MICHAEL VAUGHTER,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained and that **ADAM BLAKE VAUGHTER AS ATTORNEY-IN-FACT FOR THE SAID, RHIANNON HOPE MALONE, IN HER INDIVIDUAL CAPACITY AND IN HER CAPACITY AS CO-EXECUTOR OF THE ESTATE OF RANDY MICHAEL VAUGHTER.**

WITNESS MY HAND AND OFFICIAL SEAL in **Murfreesboro**, Tennessee, this the 4th day of May, 2017.

Amanda M Clark

NOTARY PUBLIC
My Commission Expires: 11/18/2017

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Hugh Dan

AFFIANT

SWORN to and subscribed before me,
this 4th day of May, 2017.

Tara Jones

NOTARY PUBLIC
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018