Davidson County	DEEDWARR
Recvd: 07/18/17 10:22	3 pgs
Fees:18.00 Taxes:503.20	
20170718-0072094	

WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Ann M. Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2017.

Jodi Jackson
Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Edwin D. Garrison and Nancy E. Garrison	Edwin D. Garrison and Nancy E. Garrison	088 00 0 064.00
(NAME)	(NAME)	
1583 Wood Mills Drive East	1583 Wood Mills Drive East	
(ADDRESS)	(ADDRESS)	
Cordova, TN 38016	Cordova, TN 38016	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Six Thousand And No/100 Dollars ($136,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bruce H. Vaughan and wife, Joy J. Vaughan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Edwin D. Garrison and Nancy E. Garrison, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road, being Lot No. 2 of Map A referenced on the first pages of the deed and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being Northerly 269.59 feet along said margin from the corner of George K. McCabe of record in Deed Book 9592, page 628, Register's Office for Davidson County, Tennessee; thence leaving said margin with Lot No. 1, North 73 deg. 33 min. 45 sec. West, 1168.43 feet to an iron pin set; thence South 16 deg. 26 min. 15 sec. West, 195.84 feet to an iron pin set in the northerly line of aforementioned McCabe; thence with said McCabe, North 63 deg. 40 min. 34 sec. West, 354.95 feet to an iron pin set; thence North 59 deg. 38 min. 52 sec. West, 238.75 feet to an existing iron pin; thence North 60 deg. 08 min. 51 sec. West, 68.27 feet to an existing iron pin; thence North 64 deg. 03 min. 57 sec. West 66.41 feet to an existing iron pin; thence North 68 deg. 54 min. 34 sec. West, 44.52 feet to an iron pin; thence leaving McCabe with Lot No. 4,

North 19 deg. 22 min. 01 sec. East, 334.13 feet to an iron pin set; thence South 67 deg. 16 min. 15 sec. East, 302.09 feet to an iron pin set; thence South 80 deg. 49 min. 36 sec. East, 151.93 feet to an iron pin set; thence with Lot No 3, South 05 deg. 39 min. 43 sec. West, 242.85 feet to an iron pin set; thence South 73 deg. 33 min. 45 sec. East, 170.35 feet to an iron pin set; thence North 16 deg. 26 min 15 sec. East, 20.00 feet to an iron pin set; thence South 73 deg. 33 min. 45 sec. East, 1218.25 feet to an iron pin set in the westerly margin of River Road; thence with said margin and a curve concave to the east having a central angle of 01 deg. 57 min. 57 sec., a radius of 1457.40 feet and a chord of South 16 deg. 13 min. 30 sec. West, 50.00 feet for an arc length of 50.00 feet to the point of beginning, containing 284.972 square feet or 6.54 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24. 1998.

Being the same property conveyed to Bruce H. Vaughan and wife, Joy J. Vaughan by Warranty Deed from Donna Hewitt Gray dated November 22, 1999 and recorded November 29, 1999 in Book 11758, Page 673, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7402 River Road Pike, Nashville, TN 37209

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, has 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 our hands this 14th day of July, 2017

Bruce H. Vaughan

Joy J. Vaughan

File Number: GRN-173609SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Bruce H. Vaughan and wife, Joy J. Vaughan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-173609SSO