WARRANTY DEED

VAUGHN-H17269

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd DAY OF August, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles William Drennan and Kathryn Elliott Vaughn, husband and wife	NEW OWNER'S	043 14 0-171.00
219 Hillcrest Drive		
Nashville, TN 37115		

BILL GARRETT, Davidson County
Trans: T20170068157 DEEDWARR
Recvd: 08/07/17 15:29 2 pgs
Fees: 13.00 Taxes: 667.85
20170807-0080775

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, CHRISTOPHER MCMAHAN, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto CHARLES WILLIAM DRENNAN AND KATHRYN ELLIOTT VAUGHN, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lot No. 26, Block "B" on the Plan of Yowell Place, of record in Book 974, page 61, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Christopher McMahan, married man by deed from William T. Butts and Kristal S. Butts, husband and wife and Deborah J. Sargent and Barry D. Sargent, wife and husband of record at Book 201606280065732, recorded on 06/28/2016, Register's Office for Davidson County, Tennessee.

Christopher McMahan is k/n/a Christopher McMahan, an unmarried man and this property was never used as a marital residence.

( ) unimproved
This is (X) improved property known as 219 Hillcrest Drive, Nashville, Tennessee 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 3rd day of August, 2017 :

Christopher McMahan

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named CHRISTOPHER MCMAHAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 3rd day of August, 2017.

Notary Public

My Commission Expires: 6/18/19

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019