G#29974-3
Box#14

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0861HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170074266 DEEDWARR
Recvd: 08/25/17 10:29 2 pgs
Fees:13.00 Taxes:525.40
20170825-0087511

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2017.

Notary Public
Commission Expires: 1/17/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sputnik Rushing 1919 Louanne Drive Nashville, TN 37217	F & M Bank 50 Franklin Street Clarksville, TN 37040	107-05-0-254.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Denise Rene Kem and Mary Katherine Shaw, as Administrators of the Estate of Harrietta Gilliland Vaughn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sputnik Rushing, an unmarried man

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:

LAND in Davidson County, Tennessee, being Lot No. 232 on the Plan of Bel-Air, Section Two, as of record in Book 2900, Pages 29 to 32, inclusive, Register's Office for Davidson County, Tennessee.

SAID Lot No. 232 fronts 74.1 feet on the south side of Louanne Drive, and extends back 137.1 feet on the west line and 139.5 feet on the east line to a dead line in the rear on which it measures 74 feet.

BEING the same property conveyed to Virgil Paul Vaughn and wife, Harrietta Vaughn by Warranty Deed from Paul Wayne Lamb and wife, Mildred J. Lamb, dated 9/3/76 and recorded 9/13/76 in Book 5067, Page 684, Register's Office for Davidson County, Tennessee.

The said Virgil Paul Vaughn having since died on 10/30/79. The said Harrietta Vaughn (aka Harrietta Gilliland Vaughn) died intestate on 2/19/17. Pursuant to Order to Probate and Letters of Administration filed 4/12/17 in Docket No. 17P389 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Denise Rene Kem and Mary Katherine Shaw were appointed as Co-Administrators.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1919 Louanne Drive, Nashville, TN 37217.

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 so 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of August, 2017.

Denise Rene Kem, Administrator of the Estate of Harrietta Gilliland Vaughn

Mary Katherine Shaw, Administrator of the Estate of Harrietta Gilliland Vaughn

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Denise Rene Kem, with whom I am personally acquainted and who proved herself to the Administrator of the Harrietta Gilliland Vaughn Estate, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of August, 2017.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mary Katherine Shaw, with whom I am personally acquainted and who proved herself to the Administrator of the Harrietta Gilliland Vaughn Estate, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 23rd day of August, 2017.

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 11/20/18