WARRANTY DEED

Bill Garrett Davidson County
Batch# 798 DEEDWARR
09/14/2017 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20170914-0093959

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/28/2019

(AFFIX SEAL)

WILLIAM E. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 04-20-2019

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jon Vaughn	new owner	042-11-0-137.00 and 042-11-0-072.00
(NAME)	(NAME)	
613 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Stephen K. Randolph, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lindsay E. Vaughn and Jon A. Vaughn, wife and husband , 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. Lot 4 on the Plan of Harlan Heights of record in Plat at Instrument No. 20050830-0103631, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. Lot 14 of Block "B" on the Map of Marthonna not of record described according to a copy of a survey thereof made in December. 1937 by J. A. Mefford, Surveyor as follows:

Lot No.14 fronts 25 feet on the South side of Hall's Lane Section of Old Hickory Boulevard and runs back between parallel lines 244.9 feet on the westerly line and 244 1/2 feet on the easterly line to a dead line, being 25 feet thereon. The Northwesterly corner of said Lot No.14 is 300 feet as measured along the southerly line of Old Hickory Boulevard in an easterly direction from Marthonna Road West.

Included, but specifically excluded, from the above-described property, is that property taken by Final Consent Decree in Case No. B-15115, out of the 6TH Circuit Court for Davidson County, Tennessee, and recorded in, Book 4927, page 736. Register' s Office for Davidson County, Tennessee.

Being property conveyed to Stephen K. Randolph, by Special Warranty Deed, from Alaska seaboard Partners Limited Partnership, a Delaware Limited Partnership, of record, in Instrument No. 20090511-0043049, Register's Office for Davidson County, Tennessee, dated April 02, 2009 and recorded on May 11, 2009.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 613 Old Hickory Boulevard, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-17-0613

File No.: 10272
TN Warranty Deed

Witness my hand this 11th day of September, 2017.

Stephen K. Randolph

STATE OF VA

COUNTY OF Henrico

On this 11th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stephen K. Randolph**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3/31/2021

Notary Public,

LINDSAY LEBOEUF DANIEL
Notary Public
Commonwealth of Virginia
Registration No. 7730954
My Commission Expires Mar 31, 2021