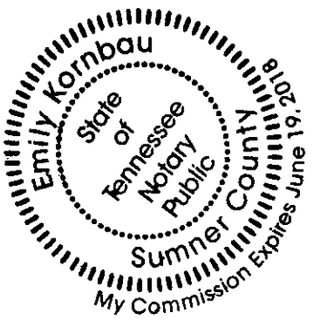
Bill Garrett Davidson County
Batch# 32597 DEEDWARR
12/04/2017 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10

20171204-0123219



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $273,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2017.

Notary Public

My commission expires: 6/19/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Seth T Vaughn	New Owner	**00715005900**
2038 Tinnin Road		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Dennie R. Knight and wife, Kellye R. Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Seth T Vaughn, a single 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. 132, Grizzard Manor, Tinnin Road, Section 5, of record in Plat Book 4675, pages 163-164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dennie R. Knight and wife, Kellye R. Knight, by Warranty Deed from Charles R. Gundlach and wife, Teddie D. Gunlach, dated February 4, 1994, of record in Book 9244, page 400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Subject to the riparian rights of others into the waters of Mansker's Creek.

All matters as shown on the plat of record in Plat Book 4675, page 163-164, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 2038 Tinnin Road, Goodlettsville, TN 37072.

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 in 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.

Dennie R. Knight _____ Date: 11-30-17
Dennie R. Knight

Kellye R. Knight _____ Date: 11-30-17
Kellye R. Knight

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Dennie R. Knight and Kellye R. Knight, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2017.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

