Bill Garrett Davidson County
Batch# 42630 DEEDWARR
12/29/2017 09:43:35 AM 2 pgs
Fees: $13.00 Taxes: $1,735.30
20171229-0132218

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
William H. Sexton
509 Almadale Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Bank of America, N.A.
P.O. Box 650070
Dallas, TX 75265-0070

MAP	**171-04**
GROUP	**B**
PARCEL	**23.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel Vaughan, II and wife, Jennifer Vaughan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William H. Sexton and Roberta L. Sexton, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cloverland Park, as shown by plat and survey of record in Instrument No. 20001013-0102079, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel Vaughan, II and wife, Jennifer Vaughan by deed from Mark Stanton Gaw and wife, Melanie Elizabeth Gaw of record in Instrument no. 20120702-0057510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **509 Almadale Court, Brentwood, Tennessee 37027.**

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,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **27th** day of **December, 2017.**

Daniel Vaughan, II

Jennifer Vaughan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel Vaughan, II and wife, Jennifer Vaughan**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of December, 2017.

THOMAS F. BOTTORFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Thomas F. Bottorff
NOTARY PUBLIC

My Commission Expires: 7/26/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $469,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of December, 2017.

NOTARY PUBLIC

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

My Commission Expires: 6/19/18