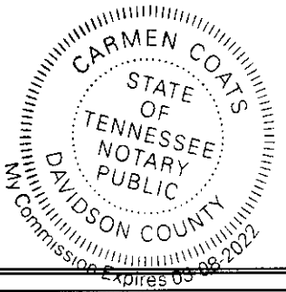
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415722



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $645,000.00.

Affiant

Subscribed and sworn to before me, this30th day of April, 2018.

Notary Public
My Commission Expires: _

Bill Garrett Davidson County
Batch# 88021 DEEDWARR
05/03/2018 03:28:17 PM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20180503-0042433

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Leanna Degenhart 3015 Brightwood Avenue Nashville TN 37212	~~New Owner~~ CVS MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN STE 200 KNOXVILLE, TN 37923	Tax Parcel ID No. 117-08-0-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonidas C. Vaughan and Elizabeth Vaughan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Leanna Degenhart, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 8 and the Southerly part of Lot No. 7 on the Plan of Belmont Terrace Annex No. 1, of record in Book 421, Page 182, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the Westerly side of Brightwood Avenue and run back between lines 185 feet, more or less, to an alley on which they measure 50 feet.

Being the same property conveyed by Quitclaim Deed from Leonidas C. Vaughan and Elizabeth McLain Cook now being known as Elizabeth Vaughan, both unmarried, Joint Tenants With Rights of Survivorship to Leonidas C. Vaughan and Elizabeth Vaughan, husband and wife, as recorded on the 28th day of October, 2014 in Instrument No. 20141028-0099500 and Warranty Deed from Michael E. Murawski, unmarried to Leonidas C. Vaughan and Elizabeth McLain Cook, both unmarried, Joint Tenants With Rights of Survivorship, as recorded on the 7th day of May, 2002 in Instrument No. 20020507-0056155, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX NO. 1, as recorded in Plat Book 421, Page(s) 182.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3015 Brightwood Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2018.

Leonidas C. Vaughan

Elizabeth Vaughan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leonidas C. Vaughan and Elizabeth Vaughan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public

My Commission Expires: _____

