Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
Williamson
B18-1347

STATE OF TENNESSEE
COUNTY OF Davidson

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 1, 2018

Notary Public
Commission Expires: _____

Bill Garrett Davidson County
Batch# 124784 **DEEDWARR**
08/06/2018 10:29:13 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20180806-0076878

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrew Principe 1009 McClurkin Avenue Nashville, TN 37206	NEW OWNER	072-13-0-078

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, WE,

Clinton John Ostrander and Sara Bethany Vaughn, husband and wife

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

Andrew Principe, married

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. 87 on the Plan of Trevecca Subdivision of Renraw of record in Book 421, Pages 72 and 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clinton John Ostrander, unmarried, and Sara Bethany Vaughn, unmarried, tenants in common with right of survivorship by Warranty Deed from Garafola Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20141217-0115392, Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014. (Value of consideration shown in aforementioned deed $324,000.00.) Being also known as 1009 McClurkin Ave, Nashville, Tennessee 37206.

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: 1009 McClurkin Avenue, Nashville, TN 37206

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.

Clinton John Ostrander executes this instrument on behalf of Sara Bethany Vaughn pursuant to a Specific Power-of-Attorney dated July 23, 2018 and filed for record in Instrument # 20180806-0076877, in the Register's Office of Davidson County, Tennessee.

Dated this the August 1, 2018.

Clinton John Ostrander

Clinton John Ostrander

Sara Bethany Vaughn

Sara Bethany Vaughn

BY Clinton John Ostrander, Attorney in Fact

Clinton John Ostrander, Attorney in Fact

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~

State of California

County of Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clinton John Ostrander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee this 1st day of August,~~ Los Angeles, California 31st day of July 2018.

Notary Public

My Commission Expires: 11-18-2019

DANIEL PARSEGHIAN
Commission # 2130929
Notary Public - California
Los Angeles County
My Comm. Expires Nov 18, 2019

STATE OF ~~TENNESSEE~~
COUNTY OF ~~WILLIAMSON~~

State of California

County of Los Angeles

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Clinton John Ostrander as Attorney in Fact for Sara Bethany Vaughn,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Sara Bethany Vaughn, for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee this 1st day of August,~~ Los Angeles, California this 31st day of July 2018.

~~Notary Public~~

My Commission Expires: 11-18-2019

DANIEL PARSEGHIAN
Commission # 2130929
Notary Public - California
Los Angeles County
My Comm. Expires Nov 18, 2019