NEW OWNER:

CHARLES MATTHEW VAUGHAN
208 RISING SUN LANE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1390

Map & Parcel 05414003700

Space for Recorder's stamp

Karen Y Johnson Davidson County
Batch# 144515 DEEDWARR
09/24/2018 02:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20180924-0094495

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Eighty-Five Thousand and 00/100 Dollars ($385,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ELEANOR WOOD VINCENT, a/k/a Eleanor W. Vincent, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CHARLES MATTHEW VAUGHAN, a married man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 105 on the Plan of Brandywine Farms, Section II, as shown on the plat of the same of record in Plat Book 3700, Page 28, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to ELEANOR WOOD VINCENT by Quitclaim Deed from James Ralph Vincent, dated March 20, 1997, and of record in Book 10405, Page 392, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to James Ralph Vincent and wife, Eleanor Wood Vincent by Warranty Deed from Gerline L. King, a widow, dated August 21, 1972, and of record in Book 4630, Page 735, Register's Office for Davidson County, Tennessee.

Eleanor Wood Vincent and Eleanor W. Vincent are one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **208 RISING SUN LANE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3700, Page 28, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 18th day of September, 2018.

Eleanor Wood Vincent

ELEANOR WOOD VINCENT

By: Gary S. Vincent Her Attorney in Fact

Gary S. Vincent, Attorney in Fact pursuant to Durable Power of Attorney of record in Instrument No. 20180921-0093792, RODC, TN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GARY S. VINCENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **ELEANOR WOOD VINCENT, a/k/a Eleanor W. Vincent** the within-named bargainor, as the free act and deed of the said **ELEANOR WOOD VINCENT, a/k/a Eleanor W. Vincent.**

WITNESS my hand and official seal at office, this 19th day of September, 2018.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$385,000.00**.

AFFIANT

Sworn to and subscribed to before me this 18 day of September, 2018.

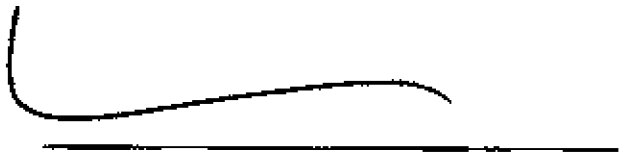
NOTARY PUBLIC

My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

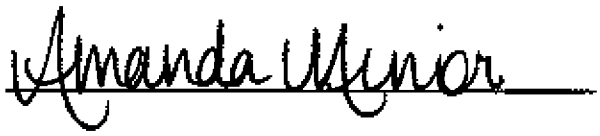
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

