WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151053 **DEEDWARR**
10/12/2018 10:03:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20181012-0101337

G-VRES-18-1221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Everhart Hedrick and Elinor Underhill Hedrick	New Owner	
(NAME)	(NAME)	**061-12-0-066.00**
1221 Plymouth Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON AARON VAUGHN AND WIFE, LINDSAY ERIN VAUGHN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA EVERHART HEDRICK AND ELINOR UNDERHILL HEDRICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 43 on the Map showing subdivision of certain lots of Eastdale Place, a plan of which is of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 43, fronts 86 feet on the Northerly side of Plymouth Avenue, and runs back between lines 180 feet, more or less to a dead line and which shows 115.4 feet on its' rear line.

Tract II:

A tract of land in the resubdivision of Eastdale Place of record in Book 974, Page 22, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a stake in the Northeast corner of Lot No. 43, running thence in a Northeasterly direction 121 feet to a stake in Newman Cheek's line; thence in a Westerly direction and with said line 129 feet to a stake; thence in a line Southerly 76.5 feet to a stake, the Northwest corner of Lot No. 43, thence on a curve running with the Northern line of Lot No. 43, 115.4 feet to the point of beginning, containing .27 of an acre, more or less.

Being the same property conveyed to Jon Aaron Vaughn and wife, Lindsay Erin Vaughn by Warranty deed from James D. Burge and Mary Beverly Burge of record in Instrument No. 20051013-0123668 Register's Office for Davidson County, Tennessee, dated October 10, 2005 and recorded on October 13, 2005. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 1221 Plymouth Ave. Nashville, Tennessee 37216.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1221 Plymouth Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 11th DAY OF OCTOBER, 2018.

Jon Aaron Vaughn

Lindsay Erin Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON AARON VAUGHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSAY ERIN VAUGHN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212