Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2170

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of October, 2018

Notary Public

Commission Expires: 12/15/21

Karen Y Johnson Davidson County
Batch# 151328 **DEEDWARR**
10/15/2018 10:17:37 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20181015-0101756

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
David Kleinfelter 5516 Vaught Drive Nashville, TN 37209	New owner	103-02-0-175.00

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, I/WE,

Amanda Dean Successor Trustee of The 5516 Vaught Drive Trust

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

David Kleinfelter

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. 7 on the Plan of Richland Meadows, Section V of record in Book 2330, Page 92, in the Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Beginning at a point in the East terminus of Vaught Drive at the corner of Lots 7 and 8; thence with the line between said lots, Southeasterly 148.3 feet to point; thence Southerly 143 feet to a point; thence Westerly 40 feet to a corner of Lot 6; thence with the line between Lots No. 6 and 7, Northwesterly 209.5 feet to the margin of Vaught Drive; thence with the margin of the same, Northeasterly around a slight curve, 28.3 feet to the point of beginning. Being the same property conveyed to J. W. Prosser, Jr. and wife, Melba Prosser by Warranty Deed from T. W. Richard Mayes and wife, Doy P. Mayes of record in Book 2905, Page 161, Registers Office for Davidson County, Tennessee, dated May 08, 1959 and recorded on May 12, 1959.

Being the same property conveyed to Josh Terry, Trustee of The 5516 Vaught Drive Trust by Warranty deed from The James William Prosser and Etta Melba Prosser Revocable Living Trust of record in Instrument No. 20180731-0074579 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on July 31, 2018.

The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed as Successor Trustee under The 5516 Vaught Drive Trust.

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: **5516 Vaught Drive, Nashville, TN 37209.**

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.

Dated this the 11th day of October, 2018.

Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 5516 Vaught Drive Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

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

KAREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Notary Public

My Commission Expires: 03-23-21