Karen Y Johnson Davidson County
Batch# 175246 DEEDWARR
12/18/2018 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20181218-0122900

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $202,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December 2018.

Notary Public

My commission expires: 9/6/22

WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Thomas B. Vaughn **Thomas B. Vaughn Jr.**	Thomas B. Vaughn	**175040A07000CO**
4606 Banff Park Court	114 Rock Bluff Ct.	
Antioch, TN 37013	Nolensville, Tn 37135	

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 ACKNOWLEDGE, WE,

Michael K. Boldt, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas B. Vaughn, Sr., unmarried and Thomas B. Vaughn Jr., a married man

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. 28A, on the plan of Park Place Subdivision, a Planned Unit Development, and a Horizontal Regime (Private Element) as described in a Master Deed of record in Instrument No. 20010214-00114191, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, amended in Instrument No. 20111115-089064, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael K. Boldt, an unmarried man, by Warranty Deed from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, dated February 1, 2006, of record in Instrument No. 20060203-0013551, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Storm Water Detention Agreement of record in Book 11672, page 447, said Register's Office.

All matters as shown on the plat of record in Instrument No. 20020530-0065765, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Master Deed of record in Instrument No. 20010214-00114191, re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, Instrument No. 20111115-0089064, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4606 Banff Park Court, Antioch, TN 37013.

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

Michael K. Boldt Date: 12/17/18
Michael K. Boldt

_____ Date: _____

STATE OF Tennessee

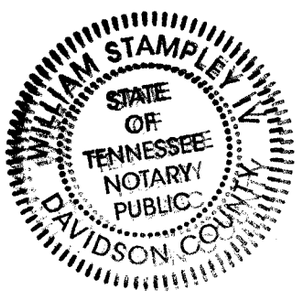
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael K. Boldt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December 2018.

NOTARY PUBLIC

My Commission Expires: 9/6/22



True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

