THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181118418**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $630,000.00 Affiant Subscribed and sworn to before me, this 28th day of December, 2018. Notary Public My Commission Expires:

Karen Y Johnson Davidson County
Batch# 179315 DEEDWARR
12/31/2018 03:26:22 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20181231-0126585

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

WARRANTY DEED

Address New Owner: William Edwin Vaughn III and Patricia Lane Vaughn 3816 Abbott Martin Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12-0-051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John M. Peek and Carey Peek, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Edwin Vaughn III and Patricia Lane Vaughn, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5, Block G on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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 John M. Peek and Carey Peek, husband and wife by Warranty deed from Jeremy Milose and Jenny Milose of record in Instrument No. 20121220-0117471 Register's Office for Davidson County, Tennessee, dated December 17, 2012 and recorded on December 20, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property located at 3816 Abbott Martin Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of December, 2018.

John M. Peek

Carey Peek

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John M. Peek and Carey Peek, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2018.

Notary Public
My Commission Expires:

