Karen Johnson Davidson County
Batch# 201188 DEEDWARR
03/01/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $714.10
20190301-0019067

THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF WILLIAMSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00 Affiant Subscribed and sworn to before me, this 25TH day of February, 2019. Notary Public My Commission Expires: 5/30/21

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Scott Dubose 1760 Red Jacket Drive Antioch, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 173-05-0A-211.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY L. REDFERN NKA KELLY R. VAUGHN, A MARRIED WOMAN,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT DUBOSE, an unmarried man,** ("Grantee"), his 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 211, Barnes Crossing Planned Unit Development, as shown on Master Deed of record in Instrument No. 20050721-0084791 and amended in Instrument No. 20051114-0136938 and further amended in Instrument No. 20071227-0147998, in the Registers Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to KELLY L. REDFERN, a single woman by Warranty deed from Emily R. Seay, an unmarried woman of record in Instrument No. 20150421-0035550 Register's Office for Davidson County, Tennessee, dated April 16, 2015 and recorded on April 21, 2015.

MATTHEW VAUGHN, SPOUSE JOINS ON THIS DEED TO CONVEY ANY SAID INTEREST IF ANY.

This is improved property commonly known as: **1760 Red Jacket Drive, Antioch, TN 37013.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenant that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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, Grantor has executed this instrument on this 25th day of February, 2019.

Kelly R Vaughn
KELLY L. REDFERN NKA
KELLY R. VAUGHN

Matthew Vaughn
MATTHEW VAUGHN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY L. REDFERN NKA KELLY R. VAUGHN AND MATTHEW 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 such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of February, 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

