THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319689**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2019. Notary Public My Commission Expires: 9-4-19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Rodney L Collier 1752 Londonview Place Nashville TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-10-0A-168.00 CO

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, **Joseph Vaughn and Mary Vaughn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodney L Collier**, single man, ("Grantees"), its 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(s) 137, as shown on the map entitled Phase 2 Villages of Long Hunter P.U.D., of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph Vaughn and Mary Vaughn, husband and wife by Warranty Deed from Wesley Green, recorded on the 24th day of August, 2016 in Instrument No. 20160824-0088740, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2 VILLAGES OF LONG HUNTER P.U.D., as recorded in Instrument No. 20020515-0059732 .

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010531-0056382, 20031111-0164945 and 20041022-0127537.

Easement for Right-of-Way (Tennessee Valley Authority), recorded in Book 4446, Page 423 and Book 4535, Page 351.

Easement for Telephone Lines, recorded in Book 9661, Page 919.

Karen Johnson Davidson County
Batch# 213050 DEEDWARR
04/02/2019 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20190402-0029910

Easement for Sewer/Stormwater & Facilities, recorded in Instrument Nos. 20000906-0088271, 20000906-0088272 and 20001030-0107415.

Easement for Water Mains & Appurtenances, recorded in Book 8197, Page 288.

Stormwater Detention Agreement, recorded in Instrument No. 20020718-0086411.

Easement for the flow of the waters of the Percy Priest Lake, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Percy Priest Lake, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Percy Priest Lake.

Conveyance for Common Area recorded at Instrument No. 20010531-0056383.

This is improved property located at 1752 Londonview Place Nashville TN 37013

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, Grantor has executed this instrument on this 29th day of March, 2019.

Joseph Vaughn

Mary Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Vaughn and Mary Vaughn, 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 29th day of March, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County