STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 225967 DEEDWARR
05/06/2019 09:35:30 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190506-0041956

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Elaine C. Williams
Affiant

SUBSCRIBED ~~AND SWORN~~ TO BEFORE ME, THIS THE 3rd day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-4971

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gwendolyn Collier (NAME)	New Owner (NAME)	058-15-0-046
4714 Drakes Branch (STREET ADDRESS)	" (STREET ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Homer E. Vaughn Jr. and Victoria R. Lewis, both unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gwendolyn Collier**, 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 the 13th Civil District of Davidson County, Tennessee, being Lot 8, Gold Key Estates, Section 1, as of record in Book 4175, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 140 feet on the east margin of Drakes Branch Road and runs back between lines 336.85 feet on the north line and 318.25 feet on the south line to a rear line on which it measures 141.23 feet.

Being the same property conveyed to Homer E. Vaughn Jr. and Victoria R. Lewis, both unmarried by Deed dated April 7, 2016, recorded April 15, 2016, in Instrument Number 20160415-0036508, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Book 4175, Page 17, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 4241, Page 733 and Book 4734, Page 761, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4714 Drakes Branch Road, Nashville, TN 37218.

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

Witness my/our hand(s) this 3rd day of May, 2019.

Homer E. Vaughn Jr.

Victoria R. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2019, before me personally appeared Homer E Vaughn Jr. and Victoria R Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 3rd day of May, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066