THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $ **495,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2019. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 230109 **DEEDWARR**
05/15/2019 09:53:57 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20190515-0045710

JAMES A. WACHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore G. Vaughan	owner	MAP 116-08-0
15611 E. Dorado Place		PARCEL -077.00
Centennial, CO 80015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Sherri S. Stowe, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Theodore G. Vaughan**

HEREINAFTER CALLED THE GRANTEE, HIS 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 the West part of Lot No. 120 on the Plan of Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Hickerson-Miller, Engineers-Surveyors, dated January 11, 1958 as follows.

Beginning at a point in the North margin of Woodmont Boulevard, at the corner of Lot Nos. 119 and 120; thence with the line between said lots, Northeasterly 325 feet to a point in the South line of Lot No. 11; thence along the South line of Lot Nos. 11 and 10, Easterly 34 feet to a point which is 6 feet West of the corners of Lot Nos. 120 and 121; thence Southerly parallel to the line between said Lots, 335 feet more or less to the North margin of Woodmont Boulevard; thence with the margin of the same; Westerly 94 feet to the point of beginning.

Being the same property conveyed to Sherri S. Stowe by Warranty deed from Kathleen L. Stutts, an unmarried person of record in Instrument No. 20150623-0059900 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 23, 2015.

This property is not now and has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4018 C&D Woodmont Boulevard, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Witness my hand this the 14th day of May, 2019.

Sherri S. Stowe by Bayron E. Binkley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bayron E. Binkley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Sherri S. Stowe**, as her Attorney in Fact, as the free act and deed of the within named **Sherri S. Stowe**.

Witness my hand and official seal this the 14th day of May, 2019.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN