RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911707

Karen Johnson Davidson County
Batch# 234377 DEEDWARR
05/24/2019 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.13
20190524-0049324

WARRANTY DEED

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $724,900.00.

Nina Wall
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2019.

NOTARY PUBLIC

My commission expires: 1/3/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Rosenblatt and Nina Wall 315 54th Avenue Nashville, TN 37209	Same address as new owner	091 14 0 241.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twenty Four Thousand Nine Hundred and 00/100 Dollars ($724,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GARRETT VAUGHAN AND WIFE, PAIGE VAUGHAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL ROSENBLATT AND NINA WALL, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the Westerly right-of-way of 54th Avenue North, formerly Richland Avenue, the Northeast corner of the herein described property and the Southeast corner of Lot No. 1, as shown on the Plan of the Resubdivision of Grady Roberts Property, of record in Plat book 4175, Page 43, Register's Office for Davidson County, Tennessee; thence continuing along said Westerly right-of-way, South 74 degrees 12 minutes 12 seconds West 200 feet to a point; thence North 14 degrees 45 minutes West 50 feet to a point; thence North 74 degrees 12 minutes 12 seconds East 200 feet to the point of beginning.

Being that same property conveyed to Garrett Vaughan and wife, Paige Vaughan by Warranty Deed from Jonathan M. Cleghon and Charlotte Stacey Cleghon, husband and wife, of record in Instrument No. 20111103-0085930, Register's Office for Davidson County, Tennessee, dated October 20, 2011.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of May, 2019.

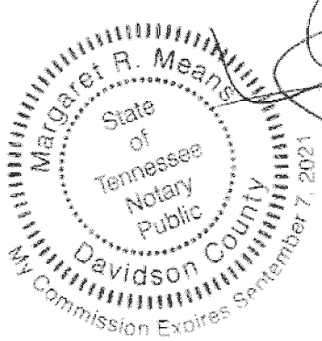
GARRETT VAUGHAN

PAIGE VAUGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Garrett Vaughan and wife, Paige Vaughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of May, 2019.



Notary Public

Printed Notary Name

My commission expires: _____

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

