Karen Johnson Davidson County
Batch# 235165 DEEDWARR
05/28/2019 12:26:05 PM 2 pgs
Fees: $13.00 Taxes: $987.90

20190528-0050101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of May, 2019.

Notary Public

My commission expires:

HOLLY DEES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ralph E. Vaughn and Marilyn June Vaughn	New Owner	**129-11-0A-001.00-CO**
100 Emma Neuhoff Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth Walton Creighton , unmarried,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ralph E. Vaughn and wife, Marilyn June Vaughn

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. 100 as shown on the Condominium Site Plan, Plat for Phase 1B of Lot 2, The Cloister at St. Henry, filed as Exhibit B to and established by the Master Deed of record in Book 6237, Page 665 and amended in Book 6834, Page 449, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Sublease:

Being the same property conveyed to Elizabeth Walton Creighton, unmarried by Sublease and Conveyance of Condominium Apartment deed from Jennifer George Ervin, as Personal representative of the Estate of Virginia P. George Shapiro of record in Instrument No. 20080529-0054897 Register's Office for Davidson County, Tennessee, dated May 27, 2008 and recorded on May 29, 2008.

Fee Simple:

Being the same property conveyed to Elizabeth Walton Creighton, unmarried by Warranty deed from St. Henry's Property Development, Inc. of record in Instrument No. 20110203-0009760 Register's Office for Davidson County, Tennessee, dated February 01, 2011 and recorded on February 03, 2011.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 100 Emma Neuhoff Court, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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/OUR HANDS EFFECTIVE AS OF 23rd day of May, 2019:

Elizabeth Walton Creighton by Randy Hall, Attorney-in-fact

Elizabeth Walton Creighton by Randy Hall, her Attorney-In-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Randy Hall , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Elizabeth Walton Creighton ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 23rd day of May, 2019.

My Commission Expires: 5/25/20

Notary Public

20191273R

