Karen Johnson Davidson County
Batch# 238756 DEEDWARR
06/04/2019 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20190604-0053390

WARRANTY DEED

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May 2019.

Notary Public

MY COMMISSION EXPIRES: 8/15/21

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 417505

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nang X. Keuanoudone	New Owner	155080C05500CO
(NAME)	(NAME)	
7008 Collinswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Victor C. Vaughan Jr. and Magdalena D. Vaughan, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nang X. Keuanoudone, a single woman and Manilay Phimmasen, a married woman as tenants in common with right of survivorship.**

hereinafter called the GRANTEE(S), his/her/their 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 Lot 55, on the Plan of Poplar Creek Estate, Phase 2, of record in Book 6900, Page 339, as amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Victor C. Vaughan, JR. and Magdalena D. Vaughan, husband and wife by Warranty Deed from Stuart K. Boone and Lee Anne Bruce, husband and wife, dated March 14, 2014 and recorded March 20, 2014, of record in Instrument No. 20140320-0022954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Book 6900, Page 339, as amended in Book 7900, Page(s) 888 and 889, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, restrictions and easements, if any, recorded as Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33, Book 9472, Page 824, Book 10425, Page 93, Book 11249, Page 763, Book 11356, Page 662, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement, including terms and conditions thereof as recorded in Book 7099, Page 299, Register's Office for Davidson County, Tennessee.
Charter of Poplar Creek Estates Homeowners' Association, recorded as Book 7120, Page 125, Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Book 8250, Page 678, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7008 Collinswood Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 23rd day of May 2019

Victor C. Vaughan Jr.

Magdalena D. Vaughan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victor C. Vaughan Jr. and Magdalena D. Vaughan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 23rd day of May, 2019.

Notary Public:
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (SEAL)

Notary Public

My Commission Expires: July 9, 2022

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