WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1905D0152

Karen Johnson Davidson County
Batch# 247165 DEEDWARR
06/24/2019 08:54:54 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20190624-0060482

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Christy Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2019.

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Richard Wright	Richard Wright	094 05 0 068.00
(NAME) 917 South 13th Court	(NAME) 917 South 13th Court	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BOBBY JOE VAUGHN, SR. AND WIFE, NELLIE LUCILLE VAUGHN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD A. WRIGHT, SINGLE MAN**, 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:

Being Lot No. 92, on the plan of Shelby Heights Subdivision, Section One Revised, as of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee.

Said Lot No. 92 fronts 27.94 feet on the Northeast margin of South 13th Court and extends back 136.1 feet on the Northwest line and 101.3 feet on the southerly line to a broken line in the rear, measuring 114.11 feet thereon.

Being the same property conveyed to Bobby Joe Vaughn, Sr. and wife, Nellie Lucille Vaughn, by Warranty Deed, from Ozark Development Company, a Tennessee corporation, dated January 25, 1960, recorded January 26, 1960, of record in Book 3026, page 421, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 917 South 13th Court, Nashville, TN 37206
(House No.) (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 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. 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 17th day of June, 2019.

Bobby Joe Vaughn, Sr.

Nellie Lucille Vaughn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17th day of June, 2019, before me personally appeared Bobby Joe Vaughn, Sr. and Nellie Lucille Vaughn to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 17th day of June, 2019.

Commission Expires: _____

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019