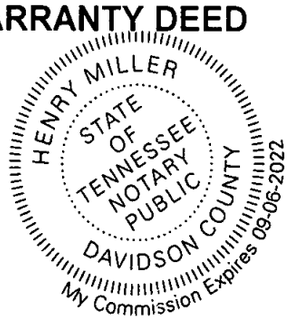
WARRANTY DEED



R-C-19-1414

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Amy Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Christine Wilson and Ethan McGuire George	**Citizens Bank, N.A.**	
(NAME) **1414 Fatherland Street**	(NAME) **One Citizens Plaza**	**083-13-0-306.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Providence, RI 02903**	
(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 consideration, the receipt of which is hereby acknowledged, **KENDRICK D. VAUGHN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY CHRISTINE WILSON AND ETHAN MCGUIRE GEORGE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of L.T. Stevens' Subdivision of Lots Nos. 110, 111, 112, 113, 114, 133, 134 and 135 of Lindsley's Home Place of record in Plat Book 547, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendrick D. Vaughn, a single person by Warranty deed from Laura H. Vilines, married of record in Instrument No. 20170118-0005175 Register's Office for Davidson County, Tennessee, dated January 13, 2017 and recorded on January 18, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 547, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1414 Fatherland Street, Nashville, Tennessee 37206**.

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.

Karen Johnson Davidson County
Batch# 258350 **DEEDWARR**
07/17/2019 03:59:11 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190717-0070105

Witness my/our hand(s) this the 15th DAY OF JULY, 2019.

KENDRICK D VAUGHN BY [signature] AS ATTORNEY IN FACT

Kendrick D. Vaughn by Henry Miller as 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, HENRY MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENDRICK D. VAUGHN, and who acknowledged he/she/they executed the same as the free act and deed of the said KENDRICK D. VAUGHN.

Witness my hand and official seal, this the 15th of July, 2019.

[signature]

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212