Karen Johnson Davidson County
Batch# 265335 DEEDWARR
08/01/2019 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,001.70
20190801-0076251

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4781

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $541,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2019

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 205
Franklin, TN 37064
File # 19-5379

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James A. Milbrandt and Heather N. Milbrandt 424 Loudon Place Brentwood, TN 37027	New Owner	171-03-0B-020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Donna G. Vaughn, a single woman** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **James A. Milbrandt and Heather N. Milbrandt, husband and wife** 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 Lot No. 261 on the Plan of Section 5B, Fredericksburg, R20 Residential P.U.D. of record in Plat Book 7900, Page 509 and Book 7900, Page 953, 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 Donna G. Vaughn by Warranty deed from Radnor Homes, Inc. of record in Book 10075, page 771, Register's Office for Davidson County, Tennessee, dated May 31, 1996 and recorded on June 05, 1996. (Value or consideration shown in aforementioned deed $244,862.00.) Being also known as 424 Loudon Place Brentwood, Tennessee 37027.

This is ☒ improved or ☐ unimproved property located at: **424 Loudon Place, Brentwood, TN 37027.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2019.

GRANTOR:

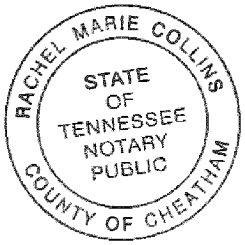
Donna Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna Vaughn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2019.

Rachel Marie Collins
Notary Public
My Commission expires: 3.21.20



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.

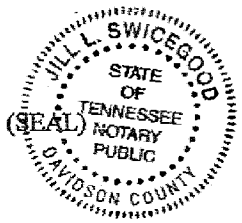
Attorney or Custodian

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.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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