Karen Johnson Davidson County
Batch# 282710 DEEDWARR
09/09/2019 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20190909-0090871

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1764

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Amanda S. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2019

Notary Public

Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lynn R. Punnoose 3433A 33rd Avenue Nashville, TN 37212	New Owner	104-10-0Q-009.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Anne E. Hopkins, NKA Anne E. Vaughn and Michael R. Vaughn, husband and wife, as joint tnants with right of survivorship** AV
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Lynn R. Punnoose, unmarried woman
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:

Land in Davidson County, Tennessee, being Unit I, as shown on the Plan attached as Exhibit C to the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Avenue South Townhomes as of record in Instrument 20120827-0076808, Register's Office for Davidson County, Tennessee, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20100907-0070753, Register's Office for Davidson County, Tennessee and amended by First Amendment in Instrument Number 20100921-0075025, amended Instrument Number 201108080060841, Instrument Number Second Amendment in Instrument Number 20111003-0076391, amended Instrument Number 201110170080350, Third Amendment in Instrument Number 20120329-0026541 and Instrument 201208270076808, said Register's Office.

Being the same property conveyed to Anne E. Hopkins, unmarried, and Michael R. Vaughn, unmarried, as joint tenants with right of survivorship by Warranty deed from Mark A. Hallman and Christine Hallman, husband and wife of record in Instrument No. 20150310-0020589 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 10, 2015. Anne E. Hopkins having since married and is now known as Anne E. Vaughn.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3433A 33rd Avenue, Nashville, TN 37212

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

Dated this the 23rd day of August, 2019.

Anne H Vaughn

Anne E. Vaughn

Michael R Vaughn by Anne H Vaughn as attorney in fact

Michael R. Vaughn by Anne E. Vaughn, as attorney in fact

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anne E. Vaughn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Cary (city), NC (state) this 23rd day of August, 2019.

Jessica C. Mattison
Notary Public
My Commission Expires: 8-26-23

JESSICA C. MATTISON NOTARY PUBLIC My Commission Expires August 26, 2023 WAKE COUNTY, NC

(Notary Seal)

STATE OF NC
COUNTY OF Wake

Personally appeared before me, the undersigned notary public, **Anne E. Vaughn,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Michael R. Vaughn** and acknowledged that he executed the same as the free act and deed of the said **Michael R. Vaughn,** pursuant to the Specific Power of Attorney recorded in Instrument No. 201909090090870, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Cary (city), NC (state) this 23rd day of August, 2019.

Jessica C. Mattison
Notary Public
My Commission Expires: 8-26-23

JESSICA C. MATTISON NOTARY PUBLIC My Commission Expires August 26, 2023 WAKE COUNTY, NC

(Notary Seal)

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)