WARRANTY DEED

Karen Johnson Davidson County
Batch# 292795 DEEDWARR
09/30/2019 08:01:30 AM 2 pgs
Fees: $13.00 Taxes: $74.00
20190930-0098814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF SEPTEMBER, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	owner at owners	
(NAME)	(NAME)	04915002200
828 Royal Pkwy Ste 204 (ADDRESS)	address (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **George T. Hicks, Jr., Susan Thetford, Catherine H. Obolensky and Judy Ison, Co-Trustees of the Marital Trust or Qualified Terminable Interest Trust, Theodore G Vaughan** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Music City Financial, LLC**, A Texas Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS 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. 1 on the Plan of Final Plat, Resubdivision of Reserved Parcel, Deer Meadows, Phase 1 of record in Plat at Instrument No. 20170918-0095142, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Commencing at the intersection of Tisdall Drive & Green Lane, thence in an easterly direction 111.2+/- feet to an iron rod found having no cap on the northerly margin of Green Lane at the southwest corner of lot 17-B of record in Plat Book 6200, Page 40, in the Register's Office for Davidson County, Tennessee, and owned by Teresa Y. Woodard, in Instrument Number 20090224-0016083, in the Register's Office for Davidson County, Tennessee; Thence leaving said margin with Woodard easterly line, N 07 deg. 13' 06" E, passing a the southeast corner of lot 17-A at 63.7+/- feet, owned by Harold D. Plemons, in Instrument Number 20170320-0026563, in the Register's Office for Davidson County, Tennessee, being a total distance of 127.50 feet to an iron rod found having no cap, on the southerly line of lot 18-B of record in Plat Book 6250, Page 317, in the Register's Office for Davidson County, Tennessee, owned by Rebecca Martin, in Instrument Number 20010724-0078654, in the Register's Office for Davidson County, Tennessee; Thence with Martin's southerly line, S 82 deg. 09' 50" E, a distance of 55.18 feet to an iron rod found having no cap on the westerly line of Pedro Rosas, in Instrument Number 20160816-0085217, in the Register's Office for Davidson County, Tennessee; Thence with Rosas' westerly line, S 14 deg. 02' 12" E, a distance of 136.28 feet to an iron rod set on the northerly margin of Green Lane; Thence with said margin, with a curve turning to the left with an arc length of 55.73 feet, with a radius of 14351.00 feet, with a chord bearing of N 82 deg. 40' 19" W, with a chord length of 55.73 feet to an iron rod set; Thence continuing with said margin, N 82 deg. 46' 54" W, a distance of 48.85 feet to the point of beginning, having an area of 10,152.449 square feet, 0.233 acres of land more or less, as shown in a survey by Dale and Associates, under the supervision of Steven C. Matthews, TN RLS #2352, dated August 17, 2017, project number 11020, legal description was written on November 2, 2017.

Being the same property conveyed to to Theodore G. Vaughan by deed from Theodore G. Vaughan, Executor for the Estate of James D. Gillespie of record in Book 10440, Page, 497, Register's Office for Davidson County, Tennessee.

Being further conveyed to Sallie R. Hicks, George T. Hicks, Jr., Susan Thetford, Catherine H. Obolensky and Judy Ison, Co-Trustees of the Marital Trust or Qualified Terminable Interest Trust in Executor's Quitclaim Deed of record in Instrument Number 20190402-0029687, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 500 Green Lane Whites Creek, TN 37189
(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 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.

Witness my hand this 26th day of September, 2019.

George T. Hicks, Jr., Susan Thetford, Catherine H. Obolensky and Judy Ison, Co-Trustees of the Marital Trust or Qualified Terminable Interest Trust

By Ted G Vaughan, Authorized Agent

Theodore G Vaughan

STATE OF COLORADO
COUNTY OF Arapahoe

BEFORE ME, the undersigned authority, on this day personally appeared Theodore G. Vaughan known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Witness my hand and seal, this 26th day of September, 2019.

Notary Public

My Commission Expires: 7-13-2021

DENETRIA WALKER
Notary Public
State of Colorado
Notary ID # 20174029316
My Commission Expires 07-13-2021

STATE OF COLORADO
COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public of said County and State, personally appeared Theodore G. Vaughan , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of The Marital Trust or Qualified Terminable Interest Trust, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of The Marital Trust or Qualified Terminable Interest Trust by himself as Authorized Agent.

Witness my hand and seal, at Office, in ~~Nashville~~ Centennial Colorado, ~~Tennessee~~ this 26th day of September, 2019.

Notary Public

My Commission Expires: 7-13-2021

DENETRIA WALKER
Notary Public
State of Colorado
Notary ID # 20174029316
My Commission Expires 07-13-2021

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Veni Kka Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021