Karen Johnson Davidson County
Batch# 327486 DEEDWARR
12/10/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $457.32
20191210-0127332

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0749

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of December, 2019

Notary Public

Commission Expires: 1/12/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Albert Lewayne Jones 2440 Monticello Drive Nashville, TN 37207	SWBC Mortgage Corp. 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	071-01-0-118.00

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,

Tommie Mai Vaughn, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert Lewayne Jones and Serqetuia R. Jones, husband and wife

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 Lot No. 32 on the Revised Plan of Section One, First Addition, Trinity Hills Village of record in Book 4175, Page 92, in the Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the southerly margin of Trinity Hills Parkway at the common corner of Lot Nos. 32 and 33; thence along said margin easterly 81.9 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 38.3 feet to a concrete monument in the westerly margin of Monticello Drive; thence along said margin southerly 61.5 feet to a point, the common corner of Lot Nos. 31 and 32; thence easterly along the common line between said Lots 119.5 feet; thence northerly along the common line between Lot Nos. 32 and 33,103.0 feet to the point of beginning.

Being the same property conveyed to Tommie Mai Williams by Warranty Deed from Joyce B. Wright of record in Book 9782, Page 564, Register's Office for Davidson County, Tennessee, dated August 23, 1995 and recorded on September 01, 1995.

Being the same property conveyed to Richard Manson, Trustee by Quitclaim Deed from Tommie Mai Williams n/k/a Tommie Mai Williams Vaughn of record in Instrument No. 20040630-0077876, Register's Office for Davidson County, Tennessee, dated June 28, 2004 and recorded on June 30, 2004 and within the same deed the said Richard Manson, Trustee conveyed his interest in the subject property to Tommie Mai Williams n/k/a Tommie Mai Williams Vaughn, and Harris B. Tucker, as joint tenants with right of survivorship.

Being the same property conveyed to Tommie Mai Vaughn by Warranty Deed from Harris B. Tucker, unmarried of record in Instrument No. 20050105-0001921, Register's Office for Davidson County, Tennessee, dated January 05, 2005 and recorded on January 05, 2005.

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: 2440 Monticello Drive, Nashville, TN 37207

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 6th day of December, 2019.

Tommie Mai Vaughn

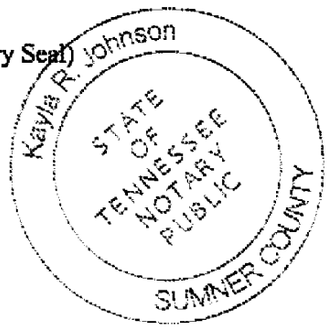
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tommie Mai 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 Hendersonville, Tennessee this 6th day of December, 2019.

Notary Public
My Commission Expires: 11/21/22

(Notary Seal)



True Copy Certification

I, **Jennifer L. Pennell**, 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 Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** 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: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020