THIS INSTRUMENT PREPARED BY:
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HANKINS LAW
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Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 462828 DEEDWARR
08/24/2020 01:17:03 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20200824-0095547

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Music City Recon Holdings, LLC 3821 Dickerson Pike Nashville, TN 37207	SAME	041-12-0-082.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JIMMY VAUGHN and wife, BARBARA VAUGHN, each a resident of the State of Tennessee (collectively, "Grantors"), have bargained and sold, and by these present, transfer and convey unto MUSIC CITY RECON HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property commonly known as 3821 Dickerson Pike, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantors have hereunto set our signatures, this 20th day of August, 2020.

GRANTORS:

JIMMY VAUGHN, by Charles Eston Vaughn, his attorney-in-fact, by way of Durable Power of Attorney of record as Instrument No. 20200824-0095545, Register's Office for Davidson County, Tennessee.	BARBARA VAUGHN, by Charles Eston Vaughn, her attorney-in-fact, by way of Durable Power of Attorney of record as Instrument No. 20200824-0095546 Register's Office for Davidson County, Tennessee.

attorney in fact, attorney in fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me Amy Hankins, a Notary Public of said County and State, personally appeared CHARLES ESTON VAUGHN, attorney-in-fact for JIMMY VAUGHN and BARBARA VAUGHN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 20th day of August, 2020.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Eight Hundred Fifty Thousand and 00/100 Dollars ($850,000.00).

AFFIANT

Sworn to and subscribed before me, this 20th day of August, 2020.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Lot No. 126 and the northerly 45 feet of Lot No. 125, as shown on the map entitled Plan of Kemper Heights, Section 1, of record in Book 2331, pages 65 and 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SAID Lot No. 126 and part of Lot No. 125 fronts 200.0 feet on the easterly side of Dickerson Road and extends back 321.1 feet on the northern line, and 365.0 feet, more or less, on the southerly line, to an irregular line in the rear on which it measures 180.5 feet.

BEING the same property conveyed to JIMMY VAUGHN AND WIFE, BARBARA VAUGHN, by deed from JIM WALTER CORPORATION, of record in Book 5845, page 417, dated January 22, 1982, said Register's Office.