Karen Johnson Davidson County
Batch# 473660 DEEDWARR
09/11/2020 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $3,433.60
20200911-0103520

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $928,000.00. Affiant Subscribed and sworn to before me, this the 9th day of September, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emmabeth Parrish Vaughn Kirkland Thomas Vaughn	CapStar Bank	083-05-0-149.00
1020 Maxwell Avenue	2002 Richard Jones Rd. #300A	
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **FRASER WALTERS AND KELLY LEVESQUE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMABETH PARRISH VAUGHN AND KIRKLAND THOMAS VAUGHN, WIFE AND HUSBAND**, 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: KTL EPV

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 9 and the Easterly part of the Northerly part of Lot No. 10 on the Plan of D.H. Bailey Property of record in Plat Book 421, Page 65, in the Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, dated March 27, 1925, as follows:

Beginning at a point on the Southerly margin of Maxwell Avenue 75.45 feet East from the Southeast corner of said Avenue and Bailey Street, or Laurent Street, thence Easterly with the Southerly margin of Maxwell Avenue 75.45 feet to the Northeast corner of said Lot No. 9; thence Southerly with the line between Lots Nos. 8 and 9, 150.4 feet to the Northerly margin of an alley; thence Westwardly the Northerly margin of said alley 75 feet; thence Northerly and parallel with the line between Lots Nos. 9 and 10, 158.5 feet to the beginning.

Being the same property conveyed to Fraser Walters and Kelly Levesque, husband and wife by Warranty deed from Kay Elizabeth Stone, married, (f/k/a Kay Stone Hanson) of record in Instrument No. 20151027-0109414 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 27, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1020 Maxwell Avenue Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of September, 2020.

Fraser Walters

Kelly Levesque

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Fraser Walters and Kelly Levesque, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of August, 2020.

Notary Public

My Commission Expires:

MEREDITH MALLOY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022