WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 494546 **DEEDWARR**
10/14/2020 09:30:45 AM 2 pgs
Fees: $13.00 Taxes: $268.25

20201014-0119211

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS T	MAP-PARCEL NO(S).:
Equity Trust Co., Custodian fbo Edward W. Meek, IRA	Equity Trust Company Custodian FBO Edward W Meek, IRA	34-1-7
(NAME)	(NAME)	
0 Alta Loma Road	P.O. Box 290261	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37229-0261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202974

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, I/we, **Randall B. Vaughn** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Equity Trust Co., Custodian fbo Edward W. Meek, IRA**, 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 3 on the plan of Wild Acres Estates, as shown by plat of record in Plat Book 2330, page 10 in the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

EXCLUSION:

INCLUDED in the above described tract but specifically EXCLUDED from this conveyance is the following described tract as follows, to-wit:

BEING a part of Lot No. 3 on the Plan of Wildacre Estates, of record in Book 2330, page 10, Register's Office for Davidson County, Tennessee:

BEGINNING at a point in the Southwest corner of said Lot No. 3 and runs with the West line of said Lot North 27° 20' 55" East, 15 feet to a point; thence South 62° 39' 05" East, 110 feet to a point in the East boundary line of said Lot No. 3; thence with said boundary line South 27° 20' 55" West, 15 feet to a point in the North margin of Alta Loma Road; thence with said margin North 62° 39' 05" West, 110 feet to the point of beginning, containing 0.04 acres, more or less.

Being the same property conveyed to Randall B. Vaughn by Warranty Deed from Elaine Shelton Blair, dated June 8, 2012 and filed of record in Instrument No. 20120615-0052540 Register's Office for Davidson County, Tennessee.

And also made subject to a Sanitary Sewer Easement appearing of record in Book 4363, page 15; Register's Office for said County.

Unimproved ☒

This is improved ☐ property, known as 0 Alta Loma Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of October, 2020

Randall B. Vaughn

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the unders gned authority, a Notary Public for said county and State, Randall B. Vaughn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of October, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021