Karen Johnson Davidson County
Batch# 603362 DEEDWARR
03/31/2021 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20210331-0042218

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Laci Bonner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Laci Bonner	Laci Bonner	Parcel ID: 088-00-0-066.00
(NAME) 7406 River Road Pike	(NAME) 7406 River Road Pike	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bruce H. Vaughan and wife, Joy J. Vaughan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laci Bonner**, 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:

A certain tract or parcel of land situated in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of River Road being Lot No. 4 of map A referenced on the first page of this deed, and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being Northerly 369.62 feet along said margin from the corner of George K. McCabe or record in Deed Book 9592, page 628, R.O.D.C.;
Thence, leaving said margin, with Lot No. 3, N73 degrees 33'45" W, 992.56 feet to an iron pin set;
Thence, N05 degrees 39'43"E, 445.28 feet to an iron pin set;
Thence, S74 degrees 24'13"W, 506.90 feet to an iron pin set;
Thence, with Lot No. 2, N80 degrees 49'36"W, 151.93 feet to an iron pin set;
Thence, N67 degrees 16'15"W, 302.09 feet to an iron pin set;
Thence, S19 degrees 22'01" W, 334.13 feet to an iron pin set in the northerly line of aforementioned McCabe;
Thence, with said McCabe, N68 degrees 54'34"W, 90.97 feet to an existing iron pin;
Thence, N73 degrees 00'23" W, 87.22 feet to an existing iron pin;
Thence, N77 degrees 37'10" W, 188.98 feet to an existing iron pin;
Thence, with the easterly line of Randolph Family Partners, L.P. of record in Deed Book 10084, page 485 R.O.D.C., N06 degrees 47'16" E, 345.23 feet to an iron pin set;
Thence, with Lot No. 5, S83 degrees 12'44"E, 352.69 feet to an iron pin set;
Thence, S67 degrees 16'15" E, 395.87 feet to an iron pin set;
Thence, S80 degrees 49'36" E, 135.01 feet to an iron pin set;
Thence, N74 degrees 24'13"E, 569.02 feet to an iron pin set;
Thence, S05 degrees 39'43" W, 477.01 feet to an iron pin set;
Thence, S73 degrees 33'45" E, 884.43 feet to an iron pin set in the westerly margin of River Road;
Thence, with said margin and a curve concave to the east having a central angle of 01 degrees 58'12", a radius of 1457.40 feet and a chord of S20 degrees 09'34"W, 50.11 feet for an arc length of 50.11 feet to the point of beginning containing 266,956 square feet or 6.13 acres, more or less, according to a survey made by Crawford Land Surveyors, P. C. dated April 24, 1998.

Being the same property conveyed to Bruce H. Vaughan and wife, Joy J. Vaughan, By Warranty Deed from Fred A. Martin dated January 06, 1999 recorded January 12, 1999, of record in Book 11293, Page 845 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 7406 River Road Pike, Nashville, TN 37209

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 our hands this 17th day of March, 2021.

Bruce H. Vaughan

Joy J. Vaughan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Bruce H. Vaughan and wife, Joy J. Vaughan**, 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 and official seal, this the 17th day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY