WARRANTY DEED

Karen Johnson Davidson County
Batch# 794310 DEEDWARR
01/24/2022 10:16:06 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20220124-0008523

G-FC-21-5306-2

KAREN BOSWELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/26/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Frank Ross duPre' and Amanda duPre'	**Highlands Residential Mortgage, Ltd.**	
(NAME)	(NAME)	**161-01-0A-066.00-CO**
1109 Brookside Drive	**950 W. Bethany Drive, Suite 800**	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069	**Allen, TX 75013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY M. VAUGHN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK ROSS DUPRE' AND AMANDA DUPRE', HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 5306-2 as shown on the Plat of Danbury of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with Garage No. 8, together with an undivided interest in the common elements of the Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tracy M. Vaughn, unmarried by Warranty deed from Samuel J. Albin, unmarried of record in Instrument No. 200008010075989 Register's Office for Davidson County, Tennessee, dated July 28, 2000 and recorded on August 01, 2000.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury Homeowners Associationof record in Book 6612, Page 75 and Book 6612, Page 107, Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 5114, Page 39, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Resubdivision of I of Country Place in Book 4675, Page 65, Register's Office for Davidson County, Tennessee.
- Agreement to grant Sewer and Water Easements as incorporated in Order in Chancery Court Minute of record in Book 221, Page 638, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Restrictions of record as Instrument Number 20170105-0001198 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5306 Edmondson Pike Unit 2, Nashville, Tennessee 37211.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 18th DAY OF JANUARY, 2022.

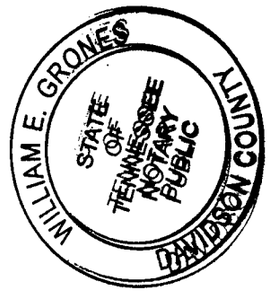
Tracy M. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACY M. 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 he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of January, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212