THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748280

Return To:
Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is: $479,900.00.

Affiant

Subscribed and sworn to b August, 2024.

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: My Commission Expires January 17, 2027

Karen Johnson
Batch # 1167413
08/12/2024 12:33:37 PM
Fees: $13.00 Taxes: $1,775.63

Davidson County
DEEDWARR
2 pgs

20240812-0060487

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lonnie D. Vaughn and Candice L. Vaughn 2213 Vineyard Garden Lane Nolensville TN 37135	Southeast Financial Credit Union 220 S Royal Oaks Blvd. Franklin, TN 37064	Tax Parcel ID No. 188-10-0A-097.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Figler and Aubrey Garcia, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lonnie D. Vaughn and Candice L. Vaughn, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 97, as shown on the map entitled Carothers Crossing Phase 2, Section 2, Lots 62-123, Final Plat Subdivision, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRYAN FIGLER and AUBREY GARCIA, HUSBAND AND WIFE, by deed from PAUL WATKINS AND ABBEY WATKINS, HUSBAND AND WIFE, of record in Instrument No. 20200528-0055073, dated May 26, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 188-10-0A-097.00 CO.

Matters shown on the Plan of record in Instrument No. 20070807-0093935, said Register's Office.

Master Deed Restrictions For Carothers Crossing of record in Instrument No. 20070627-0076581, amended in Instrument No. 20080515-0049893, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-0049892, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument No s . 20070703-0079178 and 20071026-0126493, said Register's Office.

Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, said Register's Office.

Declaration of Easement of record in Instrument No. 20140507-0038903, Supplemental Declaration of Record in Instrument No. 20140603-0048042, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No. 20070702-0078659, said Register's Office.

Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, said Register's Office.

This is improved property located at 2213 Vineyard Garden Lane Nolensville TN 37135

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2024.

Bryan Figler

Aubrey Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Figler and Aubrey Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2024.

Notary Public

My Commission Expires: _____

