File 26290-8 return to: John T. Cook, P.C. 2927 Berry Hill Drive Nashville, TN 37204 Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081582**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$744,000~~.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140078899 DEEDWARR
Recvd: 10/20/14 14:56 2 pgs
Fees:13.00 Taxes:2752.80
20141020-0096645

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: William A. Huggins and Margaret P. Huggins 222 Wilsonia Avenue Nashville, TN 37205	Send Tax Bills To: Landmark Community Bank P.O. Box 1660 Collierville, TN 38027-1660	Tax Information: Tax Parcel ID No. 103-14-85.00

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 Kaegi and wife, Elizabeth Kaegi** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William A. Huggins and Margaret P. Huggins, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly part of Lot No. 14 and all of Lot No. 15, on the Plan of Hillwood Estates, Block "E", of record in Book 1835, Pages 59 and 60, Register's Office for Davidson County, Tennessee.

Said Property fronts 150.0 feet on the Northerly margin of Wilsonia Avenue and extends back 180.0 feet, more or less, on the Westerly line and 223.3 feet on the Easterly line to a broken line in the rear, measuring 170.0 feet thereon.

Being the same property conveyed to Bryan Kaegi and wife, Elizabeth Kaegi by Warranty Deed from Jay B. Rosenblum and wife, Jessica A. Rosenblum, recorded on the 5th day of September, 2006 in Instrument No. 20060905-0109588, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLWOOD ESTATES, BLOCK "E", as recorded in Plat Book 1835, Page(s) 59 and 60.

This is improved property located at 222 Wilsonia Avenue Nashville, TN 37205.

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 16th day of October, 2014.

Bryan Kaegi

Elizabeth Kaegi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan Kaegi and Elizabeth Kaegi, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015