THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15043819**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,000.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2015. Notary Public My Commission Expires: 6/2/2018

BILL GARRETT, Davidson County
Trans:T20150045551 DEEDWARR
Recvd: 06/10/15 08:32 2 pgs
Fees:13.00 Taxes:1661.30
20150610-0054458

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Joseph Hegarty and Jane Ferguson 1853 Primrose Ave Nashville TN 37212	Send Tax Bills To: GUARANTEED RATE, INC. 3940 N Ravenswood Chicago, IL 60613	Tax Information: Tax Parcel ID No. 11703005700

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, **Julia Armstrong, unmarried and Nancy Huggins, unmarried** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Joseph Hegarty and Jane Ferguson, 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 and being described according to a survey made by Bruce Rainey and Associates, dated April 17, 1978, as follows, to-wit:

Beginning at a point in the westerly margin of Primrose Avenue, formerly Hazelwood Avenue, said point being 200.0 feet southerly from the intersection of said Avenue with Cedar Lane; thence westwardly 87.0 feet to an iron pin in the margin of Allen's easterly Line 196.0 feet to a point; thence westwardly 87.5 feet to a point; thence southwardly 9.5 feet to a point; thence eastwardly 200.8 feet to a point; thence northwardly 329.3 feet to the point of beginning.

Being the same property conveyed to Julia Armstrong and Nancy Huggins, as joint tenants with express right of survivorship by deed from Douglas G. Lessly and wife, Jean Raines Lessly of record in Instrument No. 20031124-0170721, Register's Office for Davidson County, Tennessee, dated November 21, 2003 and recorded on November 24, 2003.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.

Restrictive Covenants of record in Book 662, Page 607, Book 370, Page 551 and Book 1117, Page 273, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction

(a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1853 Primrose Ave Nashville TN 37212

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 5th day of June, 2015.

Julia Armstrong

Nancy Huggins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia Armstrong and Nancy Huggins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY