THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085092** BILL GARRETT, Davidson County Trans:T20150074165 DEEDWARR Recvd: 09/01/15 09:35 2 pgs Fees:13.00 Taxes:1002.70 20150901-0088477	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $271,000.00. Affiant Subscribed and sworn to before me, this 27th day of August, 2015. Notary Public My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018 TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark Nauert II and Sarah Nauert 1334 Springfield Highway Goodlettsville TN 37072-4213	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 012-02-0-011-00

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, **Nancy E. Ligon and Gene Ligon, wife and husband,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mark Nauert II and Sarah Nauert, 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 No. 136 on the Plan of Section 6 Grizzard Manor of record in Plat Book 5200, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in above description but expressly excluded from description conveyance to The State of Tennessee of record in Book 8256, Page 646.

Being a portion of the same property conveyed to Nancy E. Ligon by Quitclaim deed from Norman D. Lane, Trustee, and being same property conveyed to Norman D. Lane, Trustee, from Gene C. Ligon and Nancy E. Ligon, of record in Book 5550, page 844 Register's Office for Davidson County, Tennessee, dated December 05, 1979 and recorded on January 03, 1980.

Gene Ligon joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Nancy E. Ligon.

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.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 79, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5327, Page 668, 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.

Consent Judgment and Final Decree vesting property into The State of Tennessee of record in Book 8256, Page 646, in the Register's Office for Davidson County, Tennessee.

Temporary Construction Easement of record in Book 8256, Page 646, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1334 Springfield Highway Goodlettsville TN 37072-4213

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 27th day of August, 2015.

Nancy E. Ligon

Nancy E. Ligon

Gene Ligon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 27th day of August, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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