Warranty Deed

BILL GARRETT, Davidson County Trans:T20160043889 DEEDWARR Recvd: 05/25/16 09:45 2 pgs Fees:13.00 Taxes:1202.50 20160525-0052378	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $325,000.00. Affiant Subscribed and sworn to before me, this the 24th day of May, 2016. Notary Public My commission expires

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Evan McHugh Rebecca McHugh	New owner	
2814 Bronte Avenue		072-10-0-175.00
Nashville, TN 37216-3701		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACQUELINE THERESE TINGLE FKA JACQUELINE THERESE SULLIVAN AND CHRISTOPHER MCLAURIN TINGLE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Part of the Subdivision of the E.B. Rucker Land on Bronte Avenue of record in Plat Book 1130, Page 20, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacqueline Therese Sullivan, a single woman, and Christopher McLaurin Tingle, a single man, as tenants in common with right of survivorship by Warranty deed from Lisa Smith, unmarried, and Debbie Graham, unmarried of record in Instrument No. 20120228-0016992 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on February 28, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2814 Bronte Avenue, Nashville, TN 37216-3701.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of May, 2016.

Jacqueline Therese Tingle FKA
Jacqueline Therese Sullivan

Christopher McLaurin Tingle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacqueline Therese Tingle and Christopher McLaurin Tingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of May, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017