THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170210742** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $379,500.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2017. Notary Public My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner: Katelyn Rosamond Formal and Aaron Michael Yengo-Kahn 1338 LISCHEY AVE *A Nashville TN 37207-5101	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07115054300

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, **Leah Moffett and Richard C. Pendergrast, tenants in common**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katelyn Rosamond Formal and Aaron Michael Yengo-Kahn,** ("Grantees"), its 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. 40 on the Plan of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 part of the same property conveyed to Rearranging Spaces, LLC, a Tennessee limited liability company by Warranty deed from Friendship Homes, Inc., a Tennessee corporation of record in Instrument No. 20150901-0088861 Register's Office for Davidson County, Tennessee, dated August 25, 2015 and recorded on September 01, 2015.

Being part of the same property conveyed to Rearranging Spaces, LLC, a Tennessee limited liability company by Quitclaim deed from Rearranging Spaces, LLC, a Tennessee limited liability company of record in Instrument No. 20150902-0089435 Register's Office for Davidson County, Tennessee, dated September 02, 2015 and recorded on September 02, 2015.

Being the same property conveyed to Leah Moffett and Richard C. Pendergrast, tenants in common by Warranty Deed from Rearranging Spaces, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of December, 2015 in Instrument No. 20151230-0131016, 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 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 14.

BILL GARRETT, Davidson County
Trans:T20170020146 DEEDWARR
Recvd: 03/08/17 15:44 2 pgs
Fees:13.00 Taxes:1404.15
20170308-0023171

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Rights of tenants, as tenants only, under recorded or unrecorded lease(s).

Restrictive Covenant for Detached Structure recorded at Instrument No. 20160718-0073199.

This is improved property located at 1338 vA LISCHEY AVE Nashville TN 37207-5101

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 3rd day of March, 2017.

Leah Moffett by Richard C Pendergrast Attorney in Fact
Leah Moffett
By: Richard C. Pendergrast, Attorney in Fact

Richard C. Pendergrast

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 3rd day of March, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C. Pendergrast, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Leah Moffett, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 3rd day of March 2017

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018