THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411473** BILL GARRETT, Davidson County Trans:T20170046172 DEEDWARR Recvd: 05/31/17 15:29 2 pgs Fees:13.00 Taxes:4421.50 20170531-0054126	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is grater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me, this26th day of May, 2017. Notary Public My Commission Expires: WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Christopher Tardio and Elizabeth Tardio 600 WESTVIEW AVE Belle Meade TN 37205-3826	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-03-0-047.00

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, **William A. McGugin and Nancy Rankin Williams McGugin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Tardio and Elizabeth Tardio, 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:

Land in Davidson County, Tennessee, being Lot No. 1 and the Westerly 50 feet of Lot 2 of Block 10 on the Plat of the Re-subdivision of a part of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 1 and part of Lot No. 2 front together 228 feet 6 inches on the Southerly side of Sunny Brook Drive and run back 210 feet 9 inches, more or less, on the Easterly line and 265 feet 9 inches on the Westerly line, with the Easterly margin of West View Drive; to a dead line, measuring 99 feet thereon.

Being the same property conveyed to William A. McGugin and wife, Nancy Rankin Williams McGugin by Warranty Deed from William A. Grana, Jr. and wife, Tracy W. Grana, recorded on the 17th day of December, 2012 in Instrument No. 20121217-0116123, 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.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 130-03-0-047.00, 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 of RE-SUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, as recorded in Plat Book 547, Page(s) 167.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 734, Page 294.
Easement for Water Line, recorded in Book 924, Page 24.

Easement for Sanitary Sewer, recorded in Book 5787, Page 284.

This is improved property located at 600 WESTVIEW AVE Belle Meade TN 37205-3826

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 26th day of May, 2017.

William A. McGugin

Nancy Rankin Williams McGugin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. McGugin and Nancy Rankin Williams McGugin, 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 26th day of May, 2017.

Notary Public

