RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179574

Bill Garrett Davidson County
Batch# 17775 **DEEDWARR**
10/25/2017 10:08:48 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20171025-0109344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aven Ashley Humphreys 7880 Heaton Way Nashville, TN 37211	New Owner	173 09 0A 338.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Nine Thousand and 00/100 Dollars ($339,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JON MAUGANS AND LINDSAY MAUGANS, HUSBAND AND WIFE,,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AVEN ASHLEY HUMPHREYS, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 232, Phase Four, Lenox Village, as shown on plat of record in Instrument No. 20040806-0094784, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jon Maugans and Lindsay Maugans, husband and wife, by Quitclaim Deed from Jon Maugans and Lindsay Maugans f/k/a Lindsay Cline, dated 11/27/2012, recorded 12/20/2012, of record in Instrument No. 20121220-0117394, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Jon Maugans and Lindsay Cline by deed dated 2/24/2011 of record in Instrument No. 20110301-0016347, said Register's Office.

The address of the herein described property is believed to be 7880 Heaton Way, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of October, 2017.

JON MAUGANS

Lindsay Maugans

LINDSAY MAUGANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jon Maugans and wife, Lindsay Maugans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of October, 2017.

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19

1-8-19