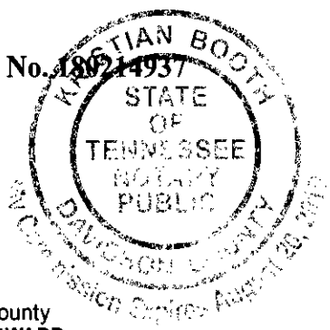
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 18214937



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $287,500.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 20th day of March, 2018.

Kristian Booth
Notary Public
My Commission Expires: 8-20-19

Bill Garrett Davidson County
Batch# 71938 **DEEDWARR**
03/21/2018 03:16:29 PM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20180321-0026874

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen P. Hughes and Jennifer K. Hughes 87 McCall Street Nashville TN 37211-3009	UNITED SHORE FINANCIAL SVC, LLC 1414 EAST MAPLE RD TROY, MI 48083	Tax Parcel ID No. 133-04-45.00

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, **Nathan Magallan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen P. Hughes and Jennifer K. Hughes, 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. 138 on the Plan of Glencoe Acres, Section I, of record in Plat Book 1835, Page 137, 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 by Quitclaim Deed from Nathan Magallan and Kelleen Barnhill to Nathan Magallan, as recorded on the 9th day of March, 2017 in Instrument No. 20170309-0023370; Quitclaim Deed from Nathan E. Magallan to Nathan E. Magallan, unmarried, and Kelleen Barnhill, unmarried, as joint tenants with the right of survivorship, as recorded on the 2nd day of November, 2016 in Instrument No. 20161102-0115848 and Warranty Deed from IRA Innovations, LLC, FBO 2302128 to Nathan Magallan and Kelleen Barnhill, as recorded on the 2nd day of November, 2016 in Instrument No. 20161102-0115846, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOE ACRES, SECTION I, as recorded in Plat Book 1835, Page(s) 137-138.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 87 McCall Street Nashville TN 37211-3009

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 20th day of March, 2018.

Nathan Magallan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Magallan, 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 20th day of March, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021