THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315269** Bill Garrett Davidson County Batch# 96608 DEEDWARR 05/24/2018 02:39:19 PM 2 pgs Fees: $13.00 Taxes: $1,299.44 20180524-0049992	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $351,200.00. Affiant Subscribed and sworn to before me, this 11th day of May, 2018. Notary Public My Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Carly Nicole Mygrants 624 Ries Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-05-0-058.00

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, **Sugartree Properties, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carly Nicole Mygrants, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 8 on the Plan of Section Two, Moss Wood Subdivision of record in Plat Book 2900, Page 123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 53.5 feet on the Easterly margin of Ries Street and extends back 147.5 feet on the Northerly line and 150.7 feet on the Southerly line to a dead line in the rear, measuring 53.5 feet thereon.

BEING the same property conveyed to Sugartree Properties, LLC by Warranty Deed from Scarlet M. West of record as Instrument No. 20170801-0077675 Register's Office for 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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 123, Register's Office for Davidson County, Tennessee.

This is **improved** property located at 624 Ries Avenue Nashville, TN 37209.

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 11th day of May, 2018.

Sugartree Properties, LLC by:

Kyle Mullicane, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kyle Mullicane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be a member(s) (or other officer authorized to execute the instrument) of Sugartree Properties LLC, a Tennessee Limited Liability Company, the within named bargainor(s), and that he/she/they as such authorized member(s) has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself/themselves as such aforesaid authorized member(s).

Witness my hand, at office, this 11th day of May, 2018.

Notary Public

My Commission Expires: 8.4.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY