THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24759	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 357,500.00. LeAnn Maloney Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 2018. Julie Coone Notary Public MY COMMISSION EXPIRES: 05-03-2021 (AFFIX SEAL)

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 103483 DEEDWARR
06/12/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20180612-0056392

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julian Magee	First Bank	MAP
209 Craigmeade Drive	318 Seaboard Ln., Ste. 205	PARCEL 095-02-0-165.00
Nashville, TN 37214	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Erin E. Kavanaugh, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julian Magee and Christy Pruitt-Haynes, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Craigmeade Subdivision, Section I of record in Plat Book 2900, Page 121, 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 to Erin E. Kavanaugh and husband, Michael Kavanaugh by Warranty deed from James D. Moreland, Trustee of The Marital Trust (a/k/a Trust A) U/A dated September 9, 1991 of record in Instrument No. 20050929-0117327 Register's Office for Davidson County, Tennessee, dated September 27, 2005 and recorded on September 29, 2005.

Being the same property conveyed to Erin E. Kavanaugh by Quitclaim deed from Michael Kavanaugh III, an unmarried person of record in Instrument No. 20110211-0011983 Register's Office for Davidson County, Tennessee, dated February 08, 2011 and recorded on February 11, 2011.

TRACT II

Land in Davidson County, Tennessee being Parcel 1 on the Plan of Briley Corners of record in Book 6900, Page 333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Erin E. Kavanaugh by Quitclaim Deed of Correction from Jan Gilchrist, Debra Apple and Marilyn McCamish, the children (heirs at law) of James D. Moreland and successors in interest of the James D. Moreland, Marital Trust (Trust A) u/a/d September 9, 1991 and filed for record in Instrument No. 201806120056391, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **209 Craigmeade Drive, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness ~~my~~ hand(-) this the 8th day of June, 2018.

Erin E Kavanaugh

Erin E. Kavanaugh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Erin E. Kavanaugh** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8th day of June, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered** for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.