THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 172420 DEEDWARR
12/10/2018 03:55:29 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00

20181210-0120218

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Scott H. Jung and Pamela Keys Jung 801 McCarn Street Nashville, TN 37206	Scott + Pamela Jung 4003 64th St. Bethesda, MD 20816	083-07-0-054

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Karen Taylor, unmarried and Tyler Moyer and Kaitlin Moyer, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Scott H. Jung and Pamela Keys Jung, husband and wife**,* hereinafter called the Grantee(s), their/his/her/its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

*as Individuals and as Trustees of The Scott and Pamela Jung Living Trust dated July 20, 2018

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 34 on the Plan of the Subdivision of Robert E. Powers' Lands of record in Plat Book 421, page 56, in the Register's Office for Davidson County Tennessee. Said part or Lot No. 34 fronts 50 feet on the westerly side of McCarn Street, formerly Campbell Avenue, and runs back between parallel lines with the northerly margin of Tillman Avenue 154 feet to an alley.

Being the same property conveyed to Karen Taylor, unmarried and Tyler Moyer and Kaitlin Moyer, husband and
wife, by Warranty Deed from Abbe L. Yelton, unmarried, of record on August 7, 2015, at Instrument No. 20150807-0079142, Davidson County Register of Deeds.

This is improved property known as 801 McCarn Street Nashville, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below :

Karen Taylor

Tyler Moyer

K. Moyer

Kaitlin Moyer

SARAH ELISE KWIDZINSKI
COMM. # 2235909
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
March 26, 2022

STATE OF California

COUNTY OF San Diego

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

Witness my hand and official seal, this 3rd day of December, 2018:

Notary Public

My Commission Expires: March 26, 2022
(see attached)

STATE OF TN

COUNTY OF Williamson

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

Witness my hand and official seal, this 4th day of December, 2018:

Notary Public

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 3rd DAY OF December, 2018:

Notary Public

My Commission Expires:

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On Dec. 3, 2018 before me, Sarah Kwidzinski, notary
(insert name and title of the officer)

personally appeared Karen Michele Taylor,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARAH ELISE KWIDZINSKI
COMM. # 2235909
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
March 26, 2022

Signature _____ (Seal)