Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 183638 DEEDWARR
01/14/2019 02:53:13 PM 2 pgs
Fees: $13.00 Taxes: $1,348.65

20190114-0003659

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $364,500.00.

Affiant

Subscribed and sworn to me on 01/04/19.

NOTARY PUBLIC
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Lucas Caitlin Lucas 6912 Harpeth Glen Trace Nashville, TN 37221	New Owner	155030D06600CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Richard T Duborg and Carrie G Duborg, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Caitlin Lucas and Mark Lucas, wife and husband, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 66, SECTION 1, ALLENS GREEN, as shown on plat of record in Plat Book 7900, Page 632, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Richard T Duborg and Carrie G Duborg, husband and wife, by Warranty Deed from Union Street Properties, LLC, a Tennessee Limited Liability Company, recorded on the 24th Day of April, 2014 in Instrument No. 20140424-0034475, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 6912 Harpeth Glen Trace, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal on 01/04/19.

Richard T Duborg

Carrie G Duborg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/04/19, before me personally appeared Richard T Duborg and Carrie G Duborg, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/04/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

