THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118832** Karen Johnson Davidson County Batch# 191029 DEEDWARR 02/01/2019 04:07:30 PM 3 pgs Fees: $18.00 Taxes: $1,165.50 20190201-0009978	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2019 Notary Public My Commission Expires: 3/8/2021 C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

WARRANTY DEED

Address New Owner: Caylin Moen and Michael Moen 509 Inwood Drive Nashville TN 37211	Send Tax Bills To: CMG Mortgage, Inc., dba CMG Financial 3160 Canyon Rd., Ste.400 Sam Ramon, CA 94583	Tax Information: Tax Parcel ID No. 133 14 0 011.00

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, **Jonathan Huggins and Ragan Huggins, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caylin Moen and Michael Moen, wife and husband**, ("Grantees"), its 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. 50 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee. Said Lot No. 50 fronts 85.00 feet on the Southerly margin of Inwood Drive and extends back 176.6 feet on the Westerly line and 175.8 feet on the Easterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to Jonathan Huggins and Ragan Huggins, husband and wife by Warranty Deed from Nathan Slagle and wife, Jenna Slagle, recorded on the 6th day of January, 2015 in Instrument No. 20150106-0001292, 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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBAY HALL, SECTION I, as recorded in Plat Book 2331, Page(s) 18.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7780, Page 808.

Terms and provisions of By-Laws recorded in Book 7780, Page 808.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 6021, Page 854.

This is improved property located at 509 Inwood Drive Nashville TN 37211

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 1st day of February, 2019.

Jonathan Huggins

Ragan Huggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Huggins and Ragan Huggins, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY