Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $449,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Karen Johnson Davidson County
Batch# 191949 DEEDWARR
02/05/2019 10:28:12 AM 2 pgs
Fees: $13.00 Taxes: $1,661.30

20190205-0010906

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5368H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jonathan Thomas Huggins and Ragan Huggins	NEW OWNER	091-08-0-210.00
4607 Michigan Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTOPHER LUNDEEN, AN UNMARRIED MAN AND BRIANNA KOURAJIAN, AN UNMARRIED WOMAN, NOW MARRIED TO CHRISTOPHER LUNDEEN AND KNOWN AS BRIANNA LUNDEEN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN THOMAS HUGGINS AND RAGAN HUGGINS, HUSBAND AND WIFE

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

Land in Davidson County, Tennessee, being Lot No. 6, Block 2 on the Plan of Map of East Extension of Plan No. 1 West Nashville of record in Plat Book 421, Page 1, 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. 6 fronts 50' on the Southerly side of Michigan Avenue and runs back between parallel lines 150' more or less to an alley.

Being the same property conveyed to Christopher Lundeen, an unmarried man and Brianna Kourajian, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20140716-0062950 Register's Office for Davidson County, Tennessee, dated July 10, 2014 and recorded on July 16, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 4607 Michigan Avenue, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 1st day of February, 2019.

Christopher Lundeen

Brianna Lundeen, FKA Brianna Kourajian

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER LUNDEEN AND BRIANNA LUNDEEN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2019.

Notary Public

My Commission Expires: 3/3/2020

Sondra Brown
State of Tennessee Notary Public
Davidson County

File #: 18-5368H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027