Karen Johnson Davidson County
Batch# 194589 DEEDWARR
02/12/2019 12:53:38 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20190212-0013143

21523
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. Richard Lugg
249 Clovernook Drive
Nashville, TN 37210

Send Tax Bills to:

New Owners

Map/Parcel: 09408004800

FOR AND IN 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/we, **Louis Steve Hart and wife, Carol H. Hart**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Richard Lugg and wife, Gail Lugg**, hereinafter called the Grantee(s), its successors 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. 75 on the Plan of Clover Nook, as of record in Book 2900, page 52, Register's Office for said County.

Said Lot No. 75 fronts 106.0 feet on the northerly side of Clovernook Drive and extends back 291.0 feet on the westerly line and 331.8 feet on the easterly line, to a line in the rear on which it measures 129.9 feet.

BEING the same property conveyed to Louis Seve Hart by Affidavit of Heirship dated June 15, 2012, and filed at Instrument No. 20120621-0054679, Register's Office for Davidson County, TN.

THIS conveyance is subject to any and all existing easements and restrictions of record and all zoning regulations that is applicable.

This is improved property known as: 249 Clovernook Drive, Nashville, TN 37210

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 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 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/our hand(s) as on the date shown on the Notary forms.

Louis Steve Hart

Carol H. Hart

Carol H. Hart

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Louis Steve Hart and Carol H. Hart**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of February, 2019.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me this 8th day of February, 2019.

My Commission Expires:

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

Notary Public