WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 07/6/2020

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher A. Candelaria and Lisa Higson	newowners	171030A09900CO
(NAME)	(NAME)	
4737 Potomac Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 196268 **DEEDWARR**
02/19/2019 10:47:44 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20190219-0014718

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Miles B. Oglesby and Cortney L. Myers-Oglesby ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Christopher A. Candelaria and Lisa J. Higson, husband and wife,** hereinafter called the GRANTEES, 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. 204 on the Plan of Section Four, Fredericksburg, of record in Plat Book 7900, Page 509, and amended in Book 7900, Page 749, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Miles B. Oglesby and Cortney L. Myers, Tenants in Common with Rights of Survivorship, n/k/a Cortney L. Myers-Oglesby by deed dated November 1, 2007 from Donald Nickey II, unmarried of record in Instrument No. 20071105-0130150, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4737 Potomac Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 7900, PAGE 509 AND BOOK 7900, PAGE 749, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CBB-19-4737

Witness my/our hands this 14th day of February, 2019.

Miles B. Oglesby

Cortney L. Myers-Oglesby

State of Tennessee
County of Davidson

On this 14th day of February, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Miles B. Oglesby and Cortney L. Myers-Oglesby, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 14th day of February, 2019.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Cand