WARRANTY DEED

Karen Johnson Davidson County
Batch# 198812 DEEDWARR
02/25/2019 02:13:01 PM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20190225-0016968

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Katherine Anne Powers		072 11 0 241.00
(NAME)	(NAME) New Owner	
2142 Burns St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Any Gug and John Gug, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Katherine Anne Powers, an unmarried woman**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 73 on the plan of W. J. Myers' Subdivision of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, Page 66, Register's Office for said County.

Said Lot 73 fronts 50 feet on the Westerly side of Burns Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Buford E. Harding and wife, Lucy Harding by Warranty Deed from Wynona Harding and Elease Birden dated September 20, 1954 and recorded October 4, 1954 in Book 2300, Page 167, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H & L Enterprises, LLC, a Tennessee Limited Liability Company by Warranty Deed from Ladevia Ann Davis, unmarried and Ramona Harding, unmarried and Ethel L. Landrum, unmarried dated June 5, 2017 and recorded June 7, 2017 as Instrument No. 20170607-0056799, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Any Gug and John Gug, wife and husband by Warranty Deed from H & L Enterprises, LLC, a Tennessee Limited Liability Company dated March 6, 2018 and recorded March 8, 2018 as Instrument No. 20180308-0021895, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2142 Burns St, Nashville, TN 37216

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.

Witness our hands this 15th day of Feb, 2019

Any Gug

John Gug

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Any Gug and John Gug, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of February, 2019.

Notary Public

My Commission Expires: 3-26-22

(SEAL)

STEPHEN P REGISTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 26, 2022

File Number: GRN-1901004SSO