THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 34646-01-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$365,000.00~~. Affiant Subscribed and sworn to before me this 15th day of March, 2019. Notary Public My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Abigail L. Musselman # 3108 Wingate Avenue Nashville, TN 37211	**Send Tax Bills To:** First Community Mgt. PO Box 291205 Nashville, TN 37229	**Tax Information:** Map and Parcel No.: 133 02 0 125 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, **Chauncey A. Saurus and husband Aaron Anthony Anderson,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Chauncey A. Saurus, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abigail L. Musselman, unmarried and Owen B. Lewis, unmarried as tenants in common with right of survivorship and Rosa Riusech Lewis as tenant in common with right of survivorship, joint tenants** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3108 Wingate Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

B and Owen B. Lewis

Karen Johnson Davidson County
Batch# 206574 DEEDWARR
03/15/2019 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20190315-0024098

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15 day of March, 2019.

Chauncey A. Saurus by Brock D. Short, Jr. Attorney in Fact
Chauncey A. Saurus, by Brock D. Short, Jr., her
Attorney-in-fact

Aaron Anthony Anderson by [signature] Attorney in Fact
Aaron Anthony Anderson, by Brock D. Short, Jr.,
his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brock D. Short, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Chauncey A. Saurus and husband Aaron Anthony Anderson, and he is authorized by Chauncey A. Saurus and husband Aaron Anthony Anderson to execute this instrument on their behalf.

Witness my hand, at office, this 15 day of March, 2019.

[signature]
Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 66 and the southerly one half of Lot No, 67, as shown on the map entitled Airdrie Subdivision "C", of record in Book 547, Page 160, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to-wit:

Said Lot No. 66 and the southerly one half of Lot No, 67 front together 75 feet on the easterly side of Wingate Avenue and run back between parallel lines 168 feet to an alley.

Being the same property conveyed to Chauncey A. Saurus, a married woman, by deed dated May 16, 2013 from Cheryle Aguzzi, formerly known as Cheryle Lynn Whittington of record in Instrument No, 20130517-0049806, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 133 02 0 125 00.
2. Restrictive Covenants contained in an instrument of record in Book 928, page 752, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, page 160, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2020

Notary Signature

My Commission Expires: September 7, 2020