Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B

Karen Johnson Davidson County
Batch# 244622 DEEDWARR
06/18/2019 08:23:52 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190618-0058319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian T. Husselman and Julia A. Husselman, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Isaac D. Biggs and Elizabeth Biggs, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the plan of Crest Meade, Section II of record in Plat Book 2331, pages 151 & 152, in the Register's Office for Davidson County, Tennessee.

Said lot front 154.4 feet on the north side of Clematis Drive and runs back between lines, 313 feet on the east line and 302.3 feet on the west line to a dead line in the rear which it measures 35 feet.

Being the same property conveyed to Brian T. Husselman and Julia A. Husselman, husband and wife by deed from Mark Rothschild and Soraya Kashani, husband and wife, dated December 15, 2015, of record in Inst. No. 20151218-0127359, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 844 Clematis Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14 day of June, 2019

Brian T. Husselman

Julia A. Husselman

State of INDIANA)
County of BOONE)

On this 14 day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brian T. Husselman and Julia A. Husselman, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 09/09/2024

THOMAS WAGNER
Seal
Notary Public - State of Indiana
Marion County
My Commission Expires Sep 9, 2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 510,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of June, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Elizabeth Erin Biggs	SWBC	102-14-0-043.00
844 Clematis Drive	9311 San Pedro Avenue, Ste 100	
Nashville, TN 37205	San Antonio, TN 78216	