**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 190520584**

Karen Johnson Davidson County
Batch# 249223 **DEEDWARR**
06/27/2019 08:54:51 AM 2 pgs
Fees: $13.00 Taxes: $2,626.63

20190627-0062185

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $709,900.00.

Affiant

Subscribed and sworn to before me, this26th day of June, 2019.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Paul Albert Tan Hawson<br>1131 Stonewall Jackson Court<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>145 11 0 014.00 |

**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, **Mark R. Duggan and Sarah H. Duggan, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Albert Tan Hawson, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 9 on the Plan of Granny White Park, as of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mark R. Duggan and Sarah H. Duggan, husband and wife by Warranty Deed from Sarah Snyder Angus and Robert Angus, husband and wife, recorded on the 7th day of April, 2015 in Instrument No. 20150407-0030382 and Scrivener's Affidavit recorded at Instrument No. 20151006-0102002 , in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4025, Page 341.

Dedication of Ease for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 7733, Page 13.

This is improved property located at 1131 Stonewall Jackson Court Nashville TN 37220

**RETURN TO:**
**PREMIER ESCROW, LLC**
**4301 HILLSBORO PIKE, STE 300**
**NASHVILLE, TN 37215**

**BOX 10-A**

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 26th day of June, 2019.

Mark R. Duggan

Sarah H. Duggan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark R. Duggan and Sarah H. Duggan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022