THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822155** Karen Johnson Davidson County Batch# 285415 DEEDWARR 09/13/2019 02:06:23 PM 2 pgs Fees: $13.00 Taxes: $721.50 20190913-0093080	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2019. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Jesse Moffitt 746 Fox Ridge Drive Brentwood TN 37027	Send Tax Bills To: Lending Hand Mortgage, LLC 116 East Cedar Street Goodlettsville, TN 37072	Tax Information: Tax Parcel ID No. 160-14-0C-046.00 CO

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, **Lenys Biga, unmarried and Robyn M. Biga, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jesse C. Moffitt, a single man**, ("Grantee"), his 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 Unit No. 746, on the Horizontal Property Regime for Brentwood Trace Condominiums, Section Two, as recorded in the Master Deed of record in Book 5818, page 915 and as shown on plat of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description , together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STEPHEN E. BIGA and wife, LENYS BIGA, by deed from CRAIG A. HEADEN and TRAVIS BLAKE HEADEN, of record in Instrument No. 20040806-0095278, dated July 28, 2004, said Register's Office.

Being further conveyed to STEPHEN E. BIGA and wife, LENYS BIGA and ROBYN M. BIGA by deed from STEPHEN E. BIGA and wife, LENYS BIGA, of record in Instrument No. 20090326-0027222, dated March 20, 2009, said Register's Office.

Stephen E. Biga having since died and his interest in said property transferred to Lenys Biga upon his death.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 160-14-0C-046.00 CO.

Master Deed and ByLaws of record in Book 5818, page 915 and amendment to ByLaws in Book 5868, page 70, said Register's Office.

Creation of Easement in Book 4831, page 125, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5155, pages 164 and 169, said Register's Office.

Storm Water Detention Agreement of record in Book 5861, page 411, said Register's Office.
Matters shown on the Plan of record in Plat Book 5200, pages 376 and 377, said Register's Office.

This is improved property located at 746 Fox Ridge Drive Brentwood TN 37027

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 11th day of September, 2019.

Lenys Biga by Robyn M. Biga her attorney-in-fact

Lenys Biga by Robyn M. Biga, her Attorney-in-Fact

Robyn M. Biga

Robyn M. Biga

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robyn M. Biga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Lenys Biga and that she is authorized by Lenys Biga to execute this instrument on her behalf.

Witness my hand, at office, this 11th day of September, 2019.

Notary Public

My Commission Expires: _____

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