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

CRT File No. 190922771

Karen Johnson Davidson County
Batch# 315308 DEEDWARR
11/14/2019 09:42:58 AM 2 pgs
Fees: $13.00 Taxes: $2,434.60
20191114-0117409

TRACEY PERRY
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $658,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2019.

Notary Public
My Commission Expires: 9-6-22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Charles Lavigna, Sr. and Trina Marie Lavigna 906 Huntington Circle Nashville TN 37215	New Owner	Tax Parcel ID No. 131 06 0C 025.00

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, **Brad Mehaffey and Kathryn Mehaffey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Charles Lavigna and Trina Marie Lavigna, Trustees, or their successors in interest, of the 2004 Lavigna Family Trust, dated September 17, 2004, and any amendments thereto** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 137, Burton Hills Village of Huntington Tract 10, as shown on plat of record in Plat Book 6250, Page 612, as amended at Book 6337, Page 717, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bradley Mehaffey and Kathryn Mehaffey, husband and wife, by Warranty Deed from Daniel J. Bise and Haley Chrystie, husband and wife, of record in Instrument No. 20171109-0115271, in the Register's Office of Davidson County, Tennessee, dated October 30, 2017, and recorded on November 09, 2017.

Being the same property conveyed to Daniel J. Bise an unmarried man, by Warranty Deed from James E. Trout and wife, Emily Trout, of record in Instrument No. 20151221-0127639, in the Register's Office of Davidson County, Tennessee, dated December 17, 2015, and recorded on December 21, 2015.

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 2020 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 Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Burton Hills Village of Huntington Tract 10, as recorded in Plat Book 6250, Page(s) 612, as amended in Book 6637, Page 717.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6326, Page 588.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733. Declaration of Covenants, Conditions and Restrictions recorded in Book 6644, Page 1, as amended in Book 6917, Page 724.

Agreement as set forth in instrument recorded in Book 6470, Page 383, Book 6655, Page 47, Book 7147, Page 411 and Book 7147, Page 416.

Quit Claim Deed conveying Open Space filed of record in Book 6917, Page 704.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4298, Page 491.

Easement for Sanitary Sewer Lines, recorded in Book 7240, Page 543, Book 7275, Page 826, Book 7306, Page 127, Book 7461, Page 880, Book 7461, Page 884, Book 7593, Page 508,Book 7593, Page 531 and Book 7593, Page 535.

Easement for Water Lines, recorded in Book 7240, Page 615, Book 7306, Page 150, Book 7461, Page 929, Book 7461, Page 934, Book 7461, Page 939 and Book 7593, Page 570.

Easement for a permanent appurtenant easement, recorded in Book 9277, Page 479.

This is improved property located at 906 Huntington Circle Nashville TN 37215

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 12th day of November, 2019.

Brad Mehaffey

Kathryn Mehaffey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Mehaffey and Kathryn Mehaffey, 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 12th day of November, 2019.

Notary Public

My Commission Expires: _____

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