This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4084

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $644,225.00.

Affiant

Subscribed and sworn to before me, this 30 day of November, 2020.

Notary Public
My commission expires: 11/8/21

Address of New Owner:	Send Tax Bills to:	Tax Information
JESSICA H. PLAGER &	NEW OWNER	08314016800
CARLOS A. NUGENT		
102 PROSPECT STREET		
SOMERVILLE, MA 02143		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JACOB J. HUGHEY AND JENNIFER M. COLBY, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **JESSICA H. PLAGER AND CARLOS A. NUGENT, WIFE AND HUSBAND,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND N DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29 ON THE MAP OF BLOCK "C", PREIST HOME PLACE SUBDIVISION, AS OF RECORD IN BOOK 161, PAGE 102, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 29 FRONTS 50 FEET ON THE NORTHERLY SIDE OF FATHERLAND, FORMERLY VASINDERIN STREET, AND RUNS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JACOB J. HUGHEY AND JENNIFER M. COLBY, HUSBAND AND WIFE, BY DEED FROM ALAN B. MINCHEN, MARRIED, DATED APRIL 14, 2015, OF RECORD IN INSTRUMENT NO. 20150416-0033467, DAVIDSON COUNTY REGISTER OF DEEDS.

This is improved property known as 1911 Fatherland Street, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 524420 **DEEDWARR**
12/03/2020 01:10:53 PM 2 pgs
Fees: $13.00 Taxes: $2,383.63
20201203-0140654

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: RVR0320-1911

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 30 day of November, 2020.

JACOB J. HUGHEY

Jennifer M. Colby, by Jacob J. Hughey, her attorney in fact

JENNIFER M. COLBY, BY JACOB J. HUGHEY, HER 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, JACOB J. HUGHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for JENNIFER M. COLBY, and as her attorney-in-fact, executed the within instrument on her behalf for the purposes therein contained, having authority to so act.

Witness my hand in Nashville, Tennessee, this 30 day of November, 2020.

Notary Public

My Commission expires: 11/08/22 (SEAL)

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON