WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150034932 DEEDWARR
Recvd: 05/06/15 10:57 2 pgs
Fees: 13.00 Taxes: 1498.50
20150506-0041339

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 06-19-16
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jon Murrie and Eden Murrie	SunTrust Mortgage, Inc.	082 08 0 318.00
(NAME)	(NAME)	
943 W Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Five Thousand And No/100 Dollars ($405,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephan A. Gracia and Louanne M. Paola Gracia, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Devon Murrie, a single woman, Jon Murrie and Eden Murrie, husband and wife, by Tenants-in-common with right of survivorship.**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, Block D, on the Plan of East Wood Addition, Dr. E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, of Book 332, Page 63, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 13 fronts 50 feet on the northerly margin of West Eastland Avenue, formerly Jackson Avenue, and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Stephan A. Gracia and wife, Louanne M. Paola Gracia by Warranty Deed from Nina Marie Jones, unmarried dated June 28, 2007 and recorded July 24, 2007 as Instrument No. 20070724-0087810, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 943 W Eastland Avenue, Nashville, TN 37206

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 4th day of May, 2015.

Stephan A. Gracia

Louanne M. Paola Gracia

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Stephan A. Gracia and Louanne M. Paola Gracia, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2015.

Notary Public

My Commission Expires: November 26, 2017

(SEAL)

Chris A. Fuentes
State
of
Tennessee
Notary
Public
Williamson County

File Number: GRN-151293