NEW OWNER:

Jon Murrie
Eden Murrie
1114 Calvin Avenue Unit A
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0368

Map 083 Map 05-0 Parcel 238.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 06/02/16 10:05 4 pgs
Fees:23.00 Taxes:1535.13
20160602-0055475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars** ($414,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JON MURRIE AND EDEN MURRIE, husband and wife,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1114 Calvin Avenue Townhomes of record in Master Deed at Instrument No. 20160524-0051962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 508 Investments, LLC, a Tennessee limited liability company by Warranty deed from Joe Pendergrast of record in Instrument No. 20150121-0005957 Register's Office for Davidson County, Tennessee, dated January 20, 2015 and recorded on January 21, 2015.

This is IMPROVED property known as 1114A Calvin Avenue Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 31st day of **May, 2016**.

508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

Theodore J. Bertuca, President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Theodore J. Bertuca**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **President** of, **508 Investors, a Tennessee Limited Liability Company** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 31st day of **May, 2016**.

_____

NOTARY PUBLIC

My commission expires: _____

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-10-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ 414,900.00 .

AFFIANT

Sworn to and subscribed to before me this 31st day of **May, 2016**.

NOTARY PUBLIC

My commission expires: 1-8-19



I, Kim Carter, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

