Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170040913 DEEDWARR
Recvd: 05/15/17 09:02 2 pgs
Fees:13.00 Taxes:777.00
20170515-0047651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2017.

Notary Public

My commission expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Notary Stamp)

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Marccio Azurdia**<br>**Gardleth Azurdia** | **New Owner** | **Map/Parcel: 149-03-0-A-073.00CO** |
| **1212 Fieldoak Ct.** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**David Murrian and wife, Dolores Murrian**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Marccio Azurdia, married, and Gardleth Azurdia, unmarried, as tenants 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. 37 on the Plan of Section Three, Chelsea Village Addition, accoring to plat and survey of same appearing of record in Plat Book 9700, page 45, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for complete details of said lot.

Being the same property conveyed to David Murrian and wife, Dolores Murrian, by Warranty Deed, from Butler Builders, LLC, dated April 30, 1997, of record in Book 10439, Page 780, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 45, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 9492, Page 747, amended in Book 9764, Page 334 and Book 9858, Page 386, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Book 9991, Page 914, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6686, Page 321, Register's Office for DAVIDSON County, Tennessee.
Articles of Inc. of HOA of record in Book 8813, Page 192, Register's Office for DAVIDSON County, Tennessee.
Easement for Removal of Fill of record in Book 8319, Page 779, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 9492, Page 759, amended in Book 9503, Page 493, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.

Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1212 Fieldoak Court, Antioch, TN 37013.

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 that we are lawfully seized 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; 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 my/our hand(s) this 10th day of May, 2017.

David Murrian

David Murrian

Dolores Murrian

Dolores Murrian

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, David Murrian and wife, Dolores Murrian, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2017.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

Notary Public

My Commission Expires:

File #: **170272JM**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**