This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1100**

BILL GARRETT, Davidson County
Trans:T20170047848 DEEDWARR
Recvd: 06/06/17 09:23 2 pgs
Fees:13.00 Taxes:1446.70
20170606-0056306

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/02/2017**, by and between **Prithvi Gummi, an unmarried man** parties of the first part, and **John Peter Murrey, an unmarried man and Henry Murrey, a married man, as Joint Tenants with Rights of Survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

A parcel of land in Davidson County, Tennessee, being Unit A as shown on the site plan of "Herron Townhomes 1715 6 Avenue North" recorded as Exhibit "B" in the "Declaration of Covenants, Conditions and Restrictions for Herron Townhomes A Horizontal Property Regime with Private Elements" of record in Instrument No. 20150324-0025373 and amended in Instrument No. 20150625-0060891 Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Prithvi Gummi by Warranty Deed from Mason J. Herron and wife, Emily C. Herron dated 10/02/2015 of record in Instrument No. 20151005-0101273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **81 8 4N 1 CO**
☒ Improved **1715 A 6th Ave N, Nashville, TN 37208**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Prithvi Gummi by Jamie Bailey as Attorney in fact

Prithvi Gummi
By Jamie Bailey, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Jamie Bailey** with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Prithvi Gummi** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Prithvi Gummi** as his free act and deed.

Witness my hand and Notarial Seal this 2nd day of June, 2017..

Rebecca L. Garland
Notary Public

My Commission Expires: 5/3/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **John Peter Murrey and Henry Murrey**

and Address: **1715 A 6th Ave N, Nashville, TN 37208**

Mail tax bills to

Farmington Financial Group, LLC
2002 Richard Jones Road, Suite 300A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$391,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Josa Wallace
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 2nd day of June, 2017..

Rachel M Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM