Bill Garrett Davidson County
Batch# 29634 DEEDWARR
11/27/2017 10:43:24 AM 2 pgs
Fees: $13.00 Taxes: $1,391.20
20171127-0120499

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** CRT File No. 171013903 Return to: **BridgeTrust Title** **4400 Harding Pike #400** **Nashville, TN 37205** CS18700 1284	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $376,000.00. Patricia Jo Murphy Affiant Subscribed and sworn to before me, this 21st day of November, 2017. JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: David Kuriakose and Celeste Kuriakose 3603 DOGE PLACE Nashville TN 37204-3808	Send Tax Bills To: Wells Fargo 6200 Aurie Ave. Des Moines, IA 50321	Tax Information: Tax Parcel ID No. 11813008900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Jo Murphy formerly known as Patricia Jo Murphy Donsbach, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Kuriakose and Celeste Kuriakose, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 19 on the Map of Section Two, Leawell, as of record in Book 2083, Page 56, Register's Office for said county.

Said Lot No. 19 fronts 122.48 feet on the Westerly line and 149.6 feet on the Easterly line and 119.7 feet on the West line to a dead line in the rear, which is a broken line, measuring 151.1 feet thereon.

Being the same property conveyed by Quitclaim Deed to Patricia Jo Murphy Donsbach as recorded on the 17th day of March, 1982 in Deed Book 5862, Page 873 and by Warranty Deed from William R. Parnell, Trustee to Richard L. Donsbach and wife, Patricia M. Donsbach as recorded on the 31st day of January, 1972 in Deed Book 4573, Page 114, in the Register's Office of Davidson County, Tennessee.

Patricia Jo Murphy and Patricia Jo Murphy Donsbach are one and the same person pursuant to Final Decree of Divorce in the Fifth Circuit Court for Davidson County, Tennessee, No. 81 D-4336, Patricia Jo Murphy Donsbach was restored to her maiden name of Patricia Jo Murphy.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, LEAWELL, as recorded in Plat Book 2083, Page(s) 56.

This is improved property located at 3603 DOGE PLACE Nashville, TN 37204-3808.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of November, 2017.

Patricia Jo Murphy FKA Patricia Jo Murphy Donsbach

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Jo Murphy FKA Patricia Jo Murphy Donsbach, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2017.

Notary Public

My Commission Expires: _____

