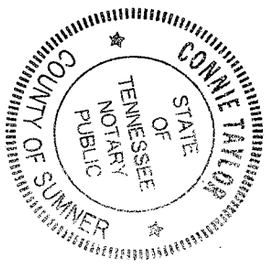
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$288,670.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2018.

Notary Public
My Commission expires: 11/5/2019

(Affix Seal)

Bill Garrett Davidson County
Batch# 98781 DEEDWARR
06/01/2018 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,068.08
20180601-0052164

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Duang-Jai Triarnsri	Duang. Jai Triarnsri	091060M00900CO
1417 57th Avenue North	305 W 86th St #6C	
Nashville, TN 37209	New York, NY 10024	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William S. Murrell Jr., husband and wife, and Rachel Murrell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Duang-Jai Triarnsri**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141223-0117663 and Supplementals in Instrument Number 20150424-0036748, Instrument Number 20150929-0098582, Instrument Number 20151218-0127193 and in Instrument Number 20151218-0127350, Register's Office for Davidson County Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument Number 20141223-0117663 and Supplementals in Instrument Number 20150424-0036748 and in Instrument Number 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to William S. Murrell Jr., husband and wife, and Rachel Murrell from Craighead Development, LLC, a Tennessee limited liability company by Warranty Deed on January 7, 2016, of record in Instrument Number 20160108-0001892, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20141223-0117663 and Supplementals in Instrument Number 20150424-0036748 and in Instrument Number 20150929-0098582, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20141223-0117663 and Supplementals in Instrument Number 20150424-0036748 and Instrument Numbers 20150929-0098582; 20151218-0127193 and 20151218-0127350, Register's Office for Davidson County, Tennessee.
- Easements retained in Resolution No. 1059 by the City of Nashville and easements retained in Council Bill 84-175.
- Matters shown on Plan No. 2 of West Nashville of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Dedication and Conveyance of Easement to City of Nashville, of record in Book 1939, Page 214, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140821-0076262, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances to the Metropolitan Government of Nashville and Davidson County, of record in Instrument Number 20140821-0076274, In Instrument Number 20141219-0116173, in Instrument Number 20141219-0116216 and in Instrument Number 20151125-0119709, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1417 57th Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 21, 2018.

William S. Murrell Jr.

Rachel Murrell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William S. Murrell Jr., husband and wife, and Rachel Murrell** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2018

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, do hereby make 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212