WARRANTY DEED

Bill Garrett Davidson County
Batch# 117750 DEEDWARR
07/18/2018 10:20:24 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180718-0069891

STATE OF Tenn
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0578

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert S. Murden	Same as owner	#04311004600
(NAME) 206 Myatt Dr.	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($325,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

HAGOP J. ATENIAN, AN UNMARRIED MAN,

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

ROBERT S. MURDEN, AN UNMARRIED MAN

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:

Being part of Tract No. 13 on the plan of Anderson Tract, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of the resubdivision of Tracts Nos. 1 and 13 of said Anderson and Gas, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 65 feet, more or less, north of the northerly margin of Dupont Avenue, said point being the northeast corner of the property William R. Jennings by Deed from Gervis Howser and wife, of record in Book 2248, page 197, said Register's Office; thence with the westerly margin of Myatt Drive northwardly 65 feet to the corner of Lot Nos. 23 and 24; thence with the line between two lots westerwardly 136 feet to the common corner of Lot Nos. 23, 24, 77, and 78; thence with the line between Lot Nos. 23 and 78 southwardly 65 feet to the northwest corner of said Jennings property; thence with the northerly line of said Jennings property eastwardly 136 feet to the beginning.

Being the same property conveyed to Hagop J. Atenian, single man, by deed from Diana R. Ward, unmarried, of record in Instrument No. 20141002-0091251, Register's Office said County, dated October 1, 2014.

This conveyance is subject to Restrictions of record in Book 1181, Page 342, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 37, said Register's Office; (3) 10 Foot Easement for Driveway of record in Book 6026, Page 474, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 206 Myatt Dr., Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hands this 12 day of July, 2018.

Hagop J. Atenian

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hagop J. Atenian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Panama City, Florida, this 12 day of July, 2018.

My Commission Expires: 6/24/2022

Notary Public

BRITTNEY CLARK
MY COMMISSION EXPIRES
06-24-2022
NOTARY
PUBLIC
COMM. # GG 220710
STATE OF FLORIDA