Karen Y Johnson Davidson County
Batch# 149549 DEEDWARR
10/05/2018 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20181005-0099211

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 220,000.00

Affiant Signature

Subscribed and sworn to before me on this the 5th day of October, 2018.

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
James Wesley Murray
306 Bonnavue Drive
Hermitage, TN 37076-1050
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07505000600

WARRANTY DEED

18NT00556

Effective the 5th day of October, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

KERI L. BATES AND JOHN A. BATES

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES WESLEY MURRAY, UNMARRIED MAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 689, Section 7, Hermitage Hills, as shown on plat of record in Plat Book 3300, Page 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Keri L. Bates and John A. Bates, by Warranty Deed from Paul Anderson and Tammy J. Anderson, dated 01/07/2008 and recorded 01/11/2008 as Document No. 20080111-0003392, Register's Office for Davidson County, TN.

This is an improved property commonly known as 306 Bonnavue Dr, Hermitage, TN 37076.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 5th day of October, 2018

Keri L. Bates

Keri L. Bates

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Keri L. Bates, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 5th day of October, 2018.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

John A. Bates

John A. Bates

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, John A. Bates, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 5th day of October, 2018.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201810050099211

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY