True Copy Certification

Karen Y Johnson Davidson County
Batch# 153275 DEEDWARR
10/22/2018 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,886.00
20181022-0104703

I, Matthew G. Noggle, 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, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle 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: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2018. Notary Public MY COMMISSION EXPIRES 3/8/2022 (AFFIX SEAL)

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 1018-GTE-28

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Hurley and Lindsay Meyers	Same	117-04-0-096
(NAME)	(NAME)	
2608 Oakland Ave		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALISSA M. WEAVER** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **MICHAEL HURLEY and LINDSAY MEYERS**, husband and wife (the "Grantees"), their heirs and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "Property"), to-wit:

Land in Davidson County, Tennessee, being the Northerly 50.0 feet of the Southerly 55.0 feet of Lot No. 193 in Belmont Land Company's plan of lots, called "Belmont Heights", of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

SAID Part of Lot No. 193, fronts 50.0 feet on the Easterly side of Oakland Street and runs back between parallel lines 175.0 feet to an alley.

Being the same property conveyed to Alissa M. Weaver, unmarried, by Warranty Deed from Akram Aldroubi and Viki Mammina, both unmarried, of recorded in Instrument No. 20030716-0099351, in the Register's Office of Davidson County, Tennessee, dated July 10, 2003, and recorded on July 16, 2003..

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "Permitted Exceptions"):

1. Real property taxes for the year 2018 and subsequent years;

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2608 Oakland Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

(signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 22 day of October 2018.

GRANTORS:

Alissa M. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Matthew Noggle, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alissa M. Weaer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 22 day of October, 2018.



Notary Public

My Commission Expires: 3/8/2022