WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175931 DEEDWARR
12/19/2018 10:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20181219-0123218

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$315,000.00.**

Affiant

Subscribed and sworn to before me this 14th day of December, 2018.

Notary Public
My Commission expires: 1.8.21
(Affix Seal)

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:
Holly Stroud McMurtry	New Owner	098-09-0A-016.00CO
309 Ketch Cove		
Hermitage, TN 37076	,	

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, **Rosemary Szatmary, as unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Holly Stroud McMurtry, an unmarried woman,** her 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 Lot 115, on the Plan of Lake Shore, Phase One, of record in Book 6900, Page 684, Register's Office for said County, to which plan reference is made for a more complete legal description.

Being the same property conveyed to Rosemary Szatmary, as unmarried from Walter M. Lovell and wife, Connie W. Lovell by Warranty Deed on October 6, 2006, of record in Instrument Number 20061011-0126188, and re-recorded in Instrument Number 20070124-0009712, 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 2019 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6900, Page 684, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 7572, Page 669, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying the open space to Lake Shore Homeowner's Association, Inc., of record in Book 8697, Page 123, Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Book 1298, Page 133, Register's Office for said County. Easement granted Southern Bell Telephone and Telegraph of record in Book 4077, Page 604, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **309 Ketch Cove, Hermitage, TN 37076**

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 December 14, 2018.

Rosemary Szatmary

Rosemary Szatmary

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rosemary Szatmary** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 14, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY