Return To: 19-2101
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **190,000.00**.
Karen Johnson Davidson County Batch# 195705 **DEEDWARR** 02/15/2019 09:17:56 AM 3 pgs Fees: $18.00 Taxes: $703.00 20190215-0014176	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **01/30/2019** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON
COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Murawski	Same as new owner	**073-07-0-034**
(NAME) **2213 Cabin Hill Road**	(NAME)	
(ADDRESS) **Nashville, TN, 37214**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jacqueline D. Smith, Executrix of the Estate of Tommie Smith Hipsher,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Murawski,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 477 on the Plan of Sunset View, Section 7, as of record in Book 2900 at Page 109, Register's Office for said County. Said Lot No. 477 fronts 90 feet on the westerly side of Cabin Hill Road and extends back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Henry H. Hipsher and wife, Tommie S. Hipsher by Warranty Deed dated December 15, 1972 from Robert B. Baker and wife, Anneliese Baker,

recorded February 9, 1973, in Book 4679, Page 996, in the Register's Office of Davidson County, Tennessee. Henry H. Hipsher having since passed on 06/16/1987 and Tommie S. Hipsher having since passed on 07/12/2018.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2213 Cabin Hill Road, Nashville, TN 37214**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **January,2019**

Jacqueline D. Smith - Executrix
Jacqueline D. Smith

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jacqueline D. Smith**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **January, 2019.**

NOTARY PUBLIC

My Commission Expires: 10/20/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jacqueline D. Smith, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Tommie Smith Hipsher.

WITNESS my hand and official seal this 30th day of January, 2019.

NOTARY

MY COMMISSION EXPIRES: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY