Karen Johnson Davidson County
Batch# 216183 DEEDWARR
04/10/2019 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $268.25
20190410-0032673

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31838-6
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Julie Haberer 1105 Arbor Run Place Brentwood, TN 37027	New Owner	147160A03300CO

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kraig Haberer, a single man** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Julie Haberer, a single woman** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

An undivided one-half (50%) interest in the following property:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of McMurray Court, a Deminimus Planned Unit Development, of record in Book 6250, page 230, as amended in Book 6606, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Julie Haberer and husband Kraig Haberer, by Deed from Daryle V. Scott, Trustee of the Daryle V. Scott Revocable Living Trust, dated November 7, 2014 of record in Instrument No. 20141114-0105116, said Register's Office.

This improved property being more commonly known as 133 McMurray Circle, Nashville, Tennessee 37211.

This conveyance is made subject to:

1. The Plan of record in Book 6250, page 230, as amended in Book 6606, page 144, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Declaration of Covenants, Conditions and Restrictions of McMurray Court, of record in Book 6446, page 539 as amended in Book 7338, page 23 and further amended in Book 8631, page 850, and Instrument No. 20071001-0116683, said Register's Office.
3. By-Laws of McMurray Court Homeowners' Association, Inc. of record in 20071001-0116682, said Register's Office.
4. Charter of McMurray Court Homeowners' Association, Inc. of record in Book 6468, page 196, amended in Book 7529, page 439, said Register's Office.
5. Dedication of common areas to McMurray Court Homeowners' Association, of record in Book 6481, Page 851, said Register's Office.
6. State and County taxes for the year 2019 and subsequent years, a lien not yet due and payable. Map and Parcel No. 147160A03300CO.

7. All easements, setback lines, zoning regulations, covenants, conditions, restrictions, and all other matters of record affecting the subject property.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth above; and Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

THE LEGAL DESCRIPTION CONTAINED HEREIN IS THE SAME AS THE LEGAL DESCRIPTION IN THE PRIOR INSTRUMENT OF RECORD, AND PREPARER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS THEREOF. PREPARER HAS NOT PERFORMED AN INDEPENDENT TITLE EXAMINATION OF THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 10th day of April, 2019.

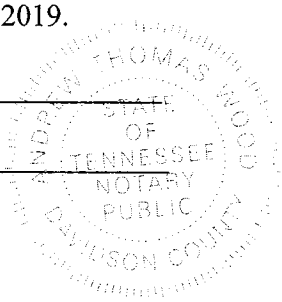
Kraig Haberer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public of said County and State, **Kraig Haberer**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 2019.

Notary Public
My Commission Expires: 11/8/21



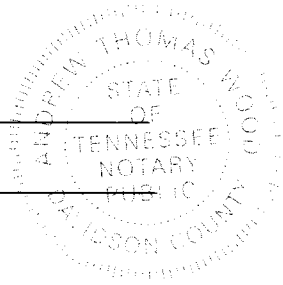
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-72,500.00-.

Affiant

Subscribed and sworn to before me this 10th day of April, 2019.

Notary Public
My Commission Expires: 11/8/21



I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019