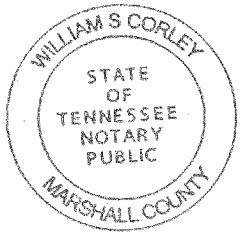
Karen Johnson Davidson County
Batch# 220649 DEEDWARR
04/22/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $658.60
20190422-0036924

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $178,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2019.

Notary Public

My commission expires: 6/29/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Michael Marinilli	First National Bank of Middle Tennessee	
123 McArthur Dr.		043-11-0-099.00
Madison, TN 37115	200 E. Main St Murfreesboro, TN 37130	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL JOHN MURO, MARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL MARINILLI AND JODY MARINILLI, HUSBAND AND WIFE,** 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:

Being Lot No. 105 AM in an unrecorded plan of Block No. 1 of record in Plan Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

Said lot beginning on the West margin of MacArthur Drive 862.08 feet from a monument on the Northwest corner of Old Hickory Blvd. and MacArthur Drive; thence Westwardly along the common lines of lots Nos. 104 and 105, 150.6 feet to a point; thence Northwardly 100 feet to a point; thence Eastwardly along the common lines of lots Nos. 105 and 106, 146.1 feet to a point of the West margin of MacArthur Drive; thence Southwardly 100 feet along said margin to a point of beginning.

Being the same property conveyed to Michael John Muro, an unmarried person by Warranty deed from Kudzu Real Estate, Inc. of record in Instrument No. 20161206-0127757 Register's Office for Davidson County, Tennessee, dated December 05, 2016 and recorded on December 06, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 123 McArthur Dr., Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of April, 2019.

Michael John Muro

Reina Muro, spouse of Michael John Muro, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Reina Muro

STATE OF CT
COUNTY OF HARTFORD

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael John Muro and Reina Muro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2019.

Notary Public

My Commission Expires: 12-31-2023

DARONN J THOMAS
Notary Public, State of Connecticut
My Commission Expires Dec. 31, 2023

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Pam Smithson, 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: 05/23/2022

AMANDA J ARTHUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires