THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520688** Karen Johnson Davidson County Batch# 243347 **DEEDWARR** 06/14/2019 09:20:41 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20190614-0057244	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 12th day of June, 2019. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
VIRGINIA ANDERSON
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: James H. Cook 6009 Still Meadow Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-05-0E-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon Murrie and Eden Murrie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James H. Cook and Glenna R. Cook, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 1114 Calvin Avenue Townhomes of record in Master Deed at Instrument No. 20160524-0051962, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jon Murrie and Eden Murrie, husband and wife by Warranty Deed from 508 Investors, LLC, a Tennessee Limited Liability Company, recorded on the 2nd day of June, 2016 in Instrument No. 20160602-0055475, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 19.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160524-0051962.

This is improved property located at 1114 Calvin Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2019.

Jon Murrie by Kate Rosenthal attorney in fact
Jon Murrie
By: Kate Rosenthal, Attorney in Fact

Eden Murrie by Kate Rosenthal attorney in fact
Eden Murrie
By: Kate Rosenthal, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jon Murrie and Eden Murrie and that she is authorized by Jon Murrie and Eden Murrie to execute this instrument on their behalf.

WITNESS my hand, at office, this 12th day of June, 2019

Virginia Anderson
Notary Public

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021