WARRANTY DEED

Karen Johnson Davidson County
Batch# 273677 DEEDWARR
08/20/2019 08:52:43 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190820-0083205

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Affiant

Subscribed and sworn ~~to~~ before me, this the 14th day of August, 2019.

Notary Public

My commission expires: March 3, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Murray Montesi **Julia Morgan**	Capstar Bank	**Map155-08-0-A Parcel 021.00co**
105 Tuliptree Court	2002 Richard Jones Rd #300A	
Nashville, TN 37221	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Diana Duren, married, individually and as Heir-at-Law of Gail Rich Johnson, and Robert Rich, III, married, individually and as Heir-at-Law of Gail Rich Johnson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Murray Montesi and Julia Morgan, both unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 21 on the Plan of Poplar Creek Estates, Phase 1, of record in Plat Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Gail Rich Johnson, by Deed dated January 23, 2015 from Lori D. Bullard, an unmarried woman, of record in Instrument No. 20150128-0007948, Register's Office for Davidson County, Tennessee. The said Gail Rich Johnson died intestate May 1, 2019. Diana Duren and Robert Rich, III were determined to be the sole heirs-at-law of Gail Rich Johnson by Affidavits of Heirship of record in Instrument No. 20190624-0060567, Instrument No. 20190820-0083203 and Instrument No. 20190820-0083204, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Robert Rich, III, pursuant to a Power of Attorney executed by him on the 7th day of August, 2019, of record in Instrument No. 20190820-0083202, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor or his/her spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6250, Page 647, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6804, Page 536, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions for Poplar Creek Estates, of record in Book 9472, Page 824, Register's Office for Davidson County, Tennessee. (4) Charter of Poplar Creek Estates Homeowners' Association, Inc., of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee. (5) Sewer Easement of record in Book 6613, Page 533, said Register's Office. (6) Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office. (7) Conveyance of common area to Poplar Creek Estates Homeowners' Association of record in Instrument No. 20011017-0113305, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **105 Tuliptree Court, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this **14th** day of **August, 2019.**

Diana Duren
Diana Duren, individually

Robert Rich III by Diana Duren, attorney in fact
Robert Rich, III, individually, by Diana Duren, Attorney-in-Fact

Diana D
Diana Duren, Heir-at-Law of Gail Rich Johnson

Robert Rich, III by Diana Duren by Attorney in fact
Robert Rich, III, Heir-at-Law of Gail Rich Johnson, by Diana Duren, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Diana Duren, individually and Heir-at-Law of Gail Rich Johnson, and Robert Rich, III,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2019.**

Notary Public

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **14th** day of **August, 2019**, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Diana Duren**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Robert Rich III** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Robert Rich III**, for the purpose therein contained, by signing the name of **Robert Rich III,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21