This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 288846 DEEDWARR
09/20/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,913.27
20190920-0095790

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $517,100.00.

Affiant

Subscribed and sworn before me this the 18 day of September, 2019.

Notary Public
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

WARRANTY DEED

Address of New Owner:
Angus M. Purdy
2217 30th Avenue South
Nashville, TN 37212

Send Tax Bill to:
Newowner

Tax Information:
104-14-0 062.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL VUCOVICH, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANGUS PURDY AND MOLLY E CLAIBORNE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot 48 on the Plan of Bransford Realty Co's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 75 feet on the westerly side of 30th Avenue, South and runs back 119.1 feet on the southerly line and 121 feet on the northerly line to a line in the rear which measures 75 feet thereon.

Being the same property conveyed to Michael Vucovich, a single man, by deed dated 04/26/2013, from Mary De Elliston, Amy Heckman Hostettler and Ellen Heckman Davenport, being all of the heirs-at-law of Walter W. Heckman, Jr., deceased, of record in Instrument No. 20130502-0043985, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2217 30th Avenue South, Nashville, TN 37212.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Witness my hand this the 18th day of September, 2019.

Michael Vucovich by Kimberly Hawkins his attorney in fact
Michael Vucovich
BY: Kim Hawkins as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of September, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Kim Hawkins with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael Vucovich by Specific POWER OF ATTORNEY dated August 16, 2019, and who acknowledged that he executed the same as the free act and deed of Michael Vucovich.

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Witness my hand and official seal this 18th day of September, 2019.

My commission expires: 9-6-22

Notary Public



True Copy Certification

I, Leslie A. Garside, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020