Name and Address of New Owner:
RJ Michael Karas and Megan Maria Brittain
301 North 9th Street
Nashville, TN 37206

Send Tax Bills To:
new owner

Karen Johnson Davidson County
Batch# 294381 DEEDWARR
10/01/2019 03:43:59 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20191001-0100203

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 082-12-0-122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Lindsay R. Foreman-Murray and Scott E. Foreman-Murray, wife and husband**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **RJ Michael Karas and Megan Maria Brittain, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Neill S. Brown Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 171 fronts 50 feet to the Easterly side of North Ninth Street, and runs back between parallel lines with the North margin of Smiley Street, 170 feet to an alley.

Being the same property conveyed to Lindsay R. Foreman-Murray and Scott E. Foreman-Murray, wife and husband, by Quitclaim Deed from Simon James, a married man, dated September 19, 2019 and recorded September 20, 2019 as Instrument No. 20190920-0095762, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RBMR-19-301

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 26 day of September, 2019.

Lindsay R. Foreman-Murray

Scott E. Foreman-Murray

STATE OF Washington
COUNTY OF Whatcom

On this 26 day of September, 2019, before me personally appeared Lindsay R. Foreman-Murray, Scott E. Foreman-Murray, to me known to be the persons described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

Witness my hand, at office, this 26 day of September, 2019.

Notary Signature
My commission expires: 7-15-2020

AMANDA J EGGER
Notary Public
State of Washington
My Commission Expires
July 15, 2020

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $430,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26 day of September, 2019.

Notary Public
My commission expires: 5/3/21
File No. 2019-1330-TN

