Karen Johnson Davidson County
Batch# 298995 DEEDWARR
10/10/2019 10:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20191010-0103935

WARRANTY DEED

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October 2019.

Notary Public

MY COMMISSION EXPIRES: 4/10/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Lewis	USAA Federal Savings Bank	173090A50600CO
(NAME)	(NAME)	
8712 Gauphin Place	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Daniel B. Murray, unmarried and Danny R. Murray and wife, Deborah Murray,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael L. Lewis,** hereinafter called the GRANTEE(S), his/her/their 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. 408, on the plan of Phase Seven, Lenox Village, as shown on plat of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
Being the same property conveyed to Daniel B. Murray, unmarried and Danny R. Murray and wife, Deborah Murray, as tenants in common with the right of survivorship by Warranty Deed from Chelsea S. Staehling, a single woman, dated 06/28/2018 and recorded 06/29/2018, of record in Instrument No. 20180629-0063043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee.
Master Deed Restriction recorded in Instrument No. 20020315-0032825 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument No. 20020315-0032826, and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Instrument No. 20010918- 0100849, Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Instrument No. 20010918- 0100851, Register's Office for Davidson County, Tennessee.
Easement including terms and conditions thereof as recorded in Instrument No. 20041229- 0154223, Register's Office for Davidson County, Tennessee.
Charter of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8712 Gauphin Place, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of October 2019.

Daniel B. Murray

Danny R. Murray
By: Daniel B. Murray, Attorney in Fact
Danny R. Murray by Daniel B. Murray his Attorney-in-Fact

Deborah Murray
By: Daniel B. Murray, Attorney in Fact
Deborah Murray, by Daniel B. Murry her Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel B. Murray,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October 2019.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE, III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

On this , before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Daniel B. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Daniel R. Murray and Deborah Murray and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office of Davidson County, Tennessee.

201910100103934

Witness my hand and Official seal this 9th day of October 2019.

Notary Public:
My Commission Expires: 4/10/23

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

