RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912556

WARRANTY DEED

Karen Johnson Davidson County
Batch# 305399 DEEDWARR
10/24/2019 08:50:51 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90
20191024-0109008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $337,000.00.

KGN
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2019.

NOTARY PUBLIC

My commission expires: _____

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dane-William Glenn Muraida and Athena Irene Muraida 1416 Scarcroft Lane Nashville, TN 37221	Same address as new owner	141-05-0-A-180.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Seven Thousand and 00/100 Dollars ($337,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GABRIEL L. FELLER AND NATASHA A. FELLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **DANE-WILLIAM GLENN MURAIDA AND WIFE, ATHENA IRENE MURAIDA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 180 on the Plan of Avondale Park, Phase 2, Section 4 of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gabriel L. Feller and Natasha A. Feller, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 5/12/2017, recorded 5/19/2017, of record in Instrument No. 20170519-0049962, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1416 Scarcroft Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of October, 2019.

Gabriel L Feller

GABRIEL L. FELLER

Natasha A. Feller

NATASHA A. FELLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Gabriel L. Feller and Natasha A. Feller, 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 seal, this the 16th day of October, 2019.

Lisa Kim Palumbo
Notary Public, Branch County MI
My Commission Expires 8/10/2020
Acting in County BRANCH

Lisa Kim Palumbo

Notary Public

LISA KIM PALUMBO

Printed Notary Name

My commission expires: 08-10-2020