This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5352

Karen Johnson Davidson County
Batch# 309237 DEEDWARR
10/31/2019 12:07:30 PM 2 pgs
Fees: $13.00 Taxes: $1,485.55
20191031-0112064

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $401,500.00

Affiant

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 29th day of October, 2019

Notary Public
My Commission Expires: 7.4.24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Mayle and Niina Wheatley 7852 Harpeth View Drive Nashville, TN 37221	Eagle Home Mortgage, LLC 15550 Lightwave Drive, Suite 200 Clearwater, FL 33760	156 01 0B 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Joshua V. Thurman and Laura M. Thurman, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Niina Wheatley and Adam Mayle, wife and husband.**, hereinafter called the Grantee(s), his/her/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. 18 on the HARPETH VIEW SUBDIVISION, as of record in Plat Book 6900, Page 319, 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 the same property conveyed to Joshua V. Thurman and Laura M. Thurman, husband and wife, by Warranty Deed from Ather A. Khan and brother, Masood Khan, as tenants in common with rights of survivorship, of record in Instrument No. 20161216-0132334, in the Register's Office of Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 2016

This is ☒ improved or ☐ unimproved property located at: **7852 Harpeth View Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2019.

GRANTOR:

Joshua V. Thurman

Laura M. Thurman

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joshua V. Thurman and Laura M. Thurman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of October, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)