THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20032596**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $699,900.00 Affiant Subscribed and sworn to before me, this 21st day of April, 2020. Notary Public My Commission Expires: _

Karen Johnson Davidson County
Batch# 389665 **DEEDWARR**
04/22/2020 11:29:15 AM 2 pgs
Fees: $13.00 Taxes: $2,589.63

20200422-0042236

WARRANTY DEED

Address New Owner: Megan Vucovich 1410 Edgehill Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-01-3A-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Hurst and Christopher L. Murlin, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Megan Vucovich, unmarried,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of Edgehill Cottages, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Edgehill Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160815-0084901, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to WILLIAM HURST and CHRISTOPHER L. MURLIN, A MARRIED COUPLE, by deed from MUSIC CITY INVESTMENTS, LLC, of record in Instrument No. 20170602-0054873, dated May 26, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105-01-3A-001.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160815-0084901, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4220, page 723 and Book 4451, page 242, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 83, said Register's Office.

This is improved property located at 1410 Edgehill Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 21st day of April, 2020.

William Hurst by SK, his Attorney-in-Fact

William Hurst by Shira Kingrey, his Attorney-in-Fact

Christopher L. Murlin by SK, his Attorney-in-Fact

Christopher L. Murlin by Shira Kingrey, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for William Hurst and Christopher L. Murlin and that she is authorized by William Hurst and Christopher L. Murlin to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of April, 2020.

J Anderson

Notary Public

My Commission Expires: _____

