RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013876

Karen Johnson Davidson County
Batch# 445156 DEEDWARR
07/29/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20200729-0083038

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020.

NOTARY PUBLIC

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Karri Ellen Beringer Johnson 1627 11th Avenue Nashville, TN, 37208	Same address as new owner	081-11-0-566.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars ($479,900.00), 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, **BOB GURLEY AND WIFE, ELIZABETH E. GURLEY**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **KARRI ELLEN BERINGER JOHNSON, SINGLE WOMAN**, hereinafter called the Grantee(s), her 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 the southerly 37.5 feet of Lot No. 100 on Plan of D.T. McGavock's and other's addition which is of record in Book 21, page 41, Register's Office for said County, to which plan reference is hereby made for a more completion description. Said part of said lot fronts 37.5 feet on the westerly side of 11th Avenue North, formerly Fillmore Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elizabeth E. Gurley and Bob Gurley from Robert Harold Gurley and Elizabeth E. Gurley, Trustees, or their successors in interest, of the Robert Harold Gurley and Elizabeth E. Gurley Revocable Living Trust dated June 13, 2019, and any amendments thereto, by Quitclaim Deed dated December 16, 2019, and recorded January 2, 2020 in Instrument #20200102-0000250, said Register's Office. (The actual consideration for this transfer was $0.00)

Being the same property conveyed to Robert Harold Gurley and Elizabeth E. Gurley, Trustees, or their successors in interest, of the Robert Harold Gurley and Elizabeth E. Gurley Revocable Living Trust dated June 13, 2019, and any amendments thereto, from Elizabeth E. Gurley and Bob Gurley by Quitclaim Deed dated October 30, 2019, and recorded December 2, 2019 in Instrument #20191202-0123872, said Register's Office.

(The actual consideration for this transfer was $0.00)

Being the same property conveyed to Elizabeth E. Gurley and husband, Bob Gurley from BancorpSouth Bank by Special Warranty Deed dated August 12, 2013, and recorded August 14, 2013 in Instrument #20130814-0085392, said Register's Office.

The address of the herein described property is believed to be 1627 11th Avenue , Nashville, TN 37208, 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), her 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 2020 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), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of July, 2020.

BOB GURLEY

ELIZABETH E. GURLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bob Gurley and wife, Elizabeth E. Gurley, 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 17th day of July, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022