THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930251**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $438,000.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2020. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 496005 DEEDWARR
10/15/2020 10:00:57 AM 2 pgs
Fees: $13.00 Taxes: $1,620.60

20201015-0119820

WARRANTY DEED

Address New Owner: Brian J. Stimpfle 210 54th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-03-0-037.00

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, **Thomas S. Morley and Anna C. Kupcha, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian J. Stimpfle, unmarried**, ("Grantee"), his 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 Lot(s) 1 , as shown on the map entitled Fifty-Fourth Avenue North Subdivision, of record in Plat Book 8250, page 412, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS S. MORLEY and ANNA C. KUPCHA, HUSBAND AND WIFE, by deed from WALTER JOSEPH HILSON MERRILL and KATHERINE BARNES MERRILL, HUSBAND AND WIFE, of record in Instrument No. 20180615-0057663 , dated June 6, 2018 , 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. 103-03-0-037.00.

Matters shown on the Plan of record in Plat Book 8250, page 412, said Register's Office.

Easement(s) of record in Book 9671, page 617, said Register's Office.

This is improved property located at 210 54th Avenue North Nashville TN 37209

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 13th day of October, 2020.

Thomas S. Morley by Shira Kingrey, his Attorney-in-Fact

Thomas S. Morley by Shira Kingrey,
his Attorney-in-Fact

Anna C. Kupcha by Shira Kingrey, her Attorney-in-Fact

Anna C. Kupcha by Shira Kingrey,
her 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 Thomas S. Morley and Anna C. Kupcha and that she is authorized by Thomas S. Morley and Anna C. Kupcha to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of October, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2022