# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Y-SB-VRES-20-505

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 508695 **DEEDWARR**
11/04/2020 10:17:21 AM 2 pgs
Fees: $13.00 Taxes: $10,822.50
20201104-0129049

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| **Steve Puricelli and Anne Puricelli** | New owner | |
| (NAME) | (NAME) | **116-14-0-108-00** |
| **505 Park Center Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY BLAINE MARVEL AND PATTY MILNER MARVEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE PURICELLI AND ANNE PURICELLI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Tabor-Smeade Subdivision of record in Plat Book 8250, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey Blaine Marvel and Patty Milner Marvel, husband and wife by Warranty deed from Grace Barrett Keeble, unmarried of record in Instrument No. 20161227-0135219 Register's Office for Davidson County, Tennessee, dated December 20, 2016 and recorded on December 27, 2016, as corrected by Affidavit of Scrivener's Error recorded on February 01, 2017 in Instrument No. 20170201-0010863

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 112, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5832, Page 945, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Park Center Avenue, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2020.

Jeffrey Blaine Marvel by Patty Milner Marvel his attorney in fact

Jeffrey Blaine Marvel by Patty Milner Marvel,
Attorney-In-Fact

Power-of-Attorney filed of record in Instrument Number _____, Register's Office for Davidson County, Tennessee

Patty Milner Marvel

Patty Milner Marvel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY MILNER MARVEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY BLAINE MARVEL, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY BLAINE MARVEL.

Witness my hand and official seal, this the 30th of October, 2020.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATTY MILNER MARVEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2020.

Mary Frances Rudy

Notary Public
My Commission Expires: 1-3-22
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires