WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,095,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 517025 DEEDWARR
11/16/2020 12:06:01 PM 2 pgs
Fees: $13.00 Taxes: $4,051.50

20201116-0134886

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 30, 2024

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon W. Murrie and Eden J. Murrie	New owner	
(NAME) 2710 Oakland Avenue	(NAME)	117-04-0-171.00
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **LOUISE TOPIE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JON W. MURRIE AND EDEN J. MURRIE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 37 and the North 10 feet of Lot No. 36, on the Plan of Belmont Terrace, as shown on plat of record in Plat Book 421, page 101, in the Register' s Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoins and front together 60 feet on the Easterly side of Oakland Avenue and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to John Topie and Louise Topie, husband and wife, by Quitclaim Deed from Greg Cicotte and Ann Cicotte, husband and wife, of record in Instrument No. 20191024-0108977, Register's Office for Davidson County, Tennessee. John Topie, unmarried and Louise Topie, unmarried, conveyed their interests in said property to Louise Topie, unmarried, by Quitclaim Deed of record in Instrument No. 20191104-0113425, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2710 Oakland Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my hand this 29th day of October, 2020

Louise Topie by
Kevin, attorney in fact

LOUISE TOPIE

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 29th day of October, 2020, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Louise Topie and acknowledged that she executed the same as the free act and deed of Louise Topie.

Witness my hand and official seal this 29th day of October, 2020.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 2, 2022

Kathy Snider
Notary Public