Karen Johnson Davidson County
Batch# 519421 DEEDWARR
11/20/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20201120-0136696

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
David Murphy 718 Harpeth Knoll Court Nashville, TN 37221	New Owner	156-02-0-012.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Robert H. Carnahan and Nikki R. Carnahan, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **David Murphy**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 235, on the Plan of Harpeth Valley Park-Section 2, as of record in Book 3700, Page 129, 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 Robert H. Carnahan and Nikki R. Carnahan, wife, by Warranty Deed from Thomas W. Akers also known as Thomas A. Akers and wife, Betty J. Akers, of record on September 21, 2016, at Instrument No. 20160921-0099725, Davidson County Register of Deeds.

This is property commonly known as 718 Harpeth Knoll Court Nashville, TN 37221.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 12th **day of November, 2020**:

Robert H. Carnahan

Nikki R. Carnahan

STATE OF Indiana

COUNTY OF Boone

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert H. Carnahan and Nikki R. Carnahan,** the bargainors, 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 official seal, this 12th day of November, 2020:

Notary Public

My Commission Expires: 7/26/2028

ERIC PAULSON
Notary Public - Seal
Tippecanoe County - State of Indiana
Commission Number NP0727923
My Commission Expires Jul 26, 2028

STATE OF TN

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$360,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 12 DAY OF November, 2020.

Notary Public

My Commission Expires: 8/2/24

EMILY CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF CHEATHAM

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee
County of Williamson

Personally appeared before me, Emily Crowder, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

EMILY CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Emily Crowder, Notary Public

My Commission Expires on 8/20/24