THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131817** Karen Johnson Davidson County Batch# 546362 **DEEDWARR** 01/05/2021 10:24:59 AM 2 pgs Fees: $13.00 Taxes: $6,804.30 20210105-0001399	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,839,000.00. Affiant Subscribed and sworn to before me, this 31st day of December 2020. Notary Public My Commission Expires: 3-23-21

BRANDON M SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 3-23-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tracy Murrell and Kelly Nantel 907 Tower Place Nashville TN 37204	New Owner same	Tax Parcel ID No. 132-05-0-093.00

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, **Benjamin Bahil and Denise Bahil, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Tracy Murrell and Kelly Nantel, husband and wife**, ("Grantees"), their 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) 28, as shown on the map entitled Section No. 2,* of record in Plat Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

* Glendale Park

Being the same property conveyed to BENJAMIN BAHIL and DENISE BAHIL, HUSBAND AND WIFE, by deed from DABKRE ASSETTS, LLC, of record in Instrument No. 20160831-0091187 , dated August 29, 2016 , 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. 132-05-0-093.00.

Matters shown on the Plan of record in Plat Book 1130, page 61, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4113, page 533, said Register's Office.

This is improved property located at 907 Tower Place Nashville TN 37204

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 31st day of December, 2020.

Benjamin Bahil

Denise Bahil

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Bahil and Denise Bahil, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2020.

Notary Public

My Commission Expires: _____

