PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 566227 DEEDWARR
02/02/2021 03:21:36 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20210202-0015131

W & I Ref: (DM) Title No.: 61303
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Henning Murrey 105 Bonnie Briar Lane Nashville, TN 37212	Thomas Murrey 105 Bonnie Briar Lane Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 117030F00500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Sue Thompson Crowell and Randall L. Thompson**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Thomas Henning Murrey, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 5 of the Plan of Bonnie Briar, of record in Book 6900, page 423, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred Paunee Thompson, for her life and at her death to Randall L. Thompson and Sharon Sue Thompson, by Warranty Deed from Harrison Development Co., a corporation dated June 3, 1993, and recorded on June 4, 1993, of record in Book 8971, page 516, Register's Office for Davidson County, Tennessee; The said Mildred Paunee Thompson has since died; By Affidavit of Heirship of record in Instrument No. 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 423, said Register's Office, which Plan shows a minimum building setback line and easements to which plan reference is hereby made for a more complete description. Easement for driveway ingress and egress between Bonnie Briar Homeowners Association and Michael Beckham of record in Instrument No. 20081209-0118750, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7341, page 525, amended in Book 7426, page 659, and Book 7442, page 515, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Bonnie Briar Homeowners Association of record in Book 7432, page 539, said Register's Office.

This is improved property, known as 105 Bonnie Briar Lane, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2021

Sharon Sue Thompson Crowell
Sharon Sue Thompson Crowell

Randall L. Thompson
Randall L. Thompson

State of Tennessee

County of Davidson

On this 28th day of January 2021, before me the undersigned authority, personally appeared Sharon Sue Thompson Crowell and Randall L. Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $299,900.00.

Affiant

Sworn and subscribed before me this 29th day of January, 2021.

Notary

My Commission Expires: GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024