THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210233411** Karen Johnson Davidson County Batch# 615101 **DEEDWARR** 04/14/2021 03:20:45 PM 2 pgs Fees: $13.00 Taxes: $10,989.00 20210414-0049928	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,970,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2021. Notary Public My Commission Expires: 11/20/2024

M.B. MURFREE, IV NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Davis Murfree and Blaire M. Murfree 621 Westview Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-03-0-020.00

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, **Richard D. McRae, III and Adrienne McRae, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul Davis Murfree and Blaire M. Murfree, 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) 1 , as shown on the map entitled John Bruno Subdivision, of record in Book 8250, page 956 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RICHARD D. MCRAE III and ADRIENNE MCRAE, HUSBAND AND WIFE, by deed from OWEN D. JONES and LYDIA JONES, AS TENANTS IN COMMON, of record in Instrument No. 20181214-0121762 , dated December 7, 2018 , corrected by Affidavit of record in Instrument No. 20181231-0126123, 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 2021 and subsequent years for Map-Par. 130-03-0-020.00.

Matters shown on the Plan of record in Plat Book 8250, page 956, said Register's Office.

Easement for Water Mains of record in Book 613, page 404 and Book 924, page 24, said Register's Office.

Easement for use of Septic Tank of record in Book 3254, page 115, said Register's Office.

This is improved property located at 621 Westview Avenue Nashville TN 37205

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 2nd day of April, 2021.

Richard D. McRae, III

Adrienne McRae

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard D. McRae, III and Adrienne McRae, 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 2nd day of April, 2021.

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____