WARRANTY DEED

Karen Johnson Davidson County
Batch# 1016571 DEEDWARR
06/20/2023 10 01 24 AM 2 pgs
Fees $13 00 Taxes $2,140 45

20230620-0046534

JENNIFER WEST SUMNER COUNTY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$578,500.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2023.

Notary Public

My commission expires 10/23/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Timothy B. Shaw	**OWNER**	**Map 155-15-0-A Parcel 121.00CO**
808 Millbrook Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Murray and Kristen M. Murray aka Kristin M. Murray, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy B. Shaw, a single man

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. 121 on the Plan of Stonemeade, Section II, a Planned Unit Development, as of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John M. Murray and wife, Kristen M. Murray by Deed dated August 14, 2012, from James E. Monroe and spouse, M. Nicole T. Monroe, of record in Instrument No. 20120821-0075009, Register's Office for Davidson County, Tennessee and further conveyed to John Murray and Kristin M. Murray, husband and wife, by Quitclaim Deed dated December 31, 2016, from John M. Murray and wife Kristin M. Murray, of record in Instrument No. 20170111-0003209, Register's Office for Davidson County, Tennessee. Kristen M. Murray is one and the same as Kristin M. Murray.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 7900, Page 525, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) All matters as shown on the Boundary Plat of record in Book 6900, Page 799, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Stonemeade, of record in Book 7701, Page 290,and Reaffirmation of record in Book 8349, Page 43, and as Amended in Book 8810, Page 840, Register's Office for Davidson County, Tennessee. 4) By-Laws of Stonemeade Homeowners' Association, Inc., of record in Book 7701, Page 331, and as amended in Book 8517, Page 992, Register's Office for Davidson County, Tennessee. 5) Charter of Stonemeade Homeowners' Association, Inc., of record in Book 7920, Page 728, Register's Office for Davidson County, Tennessee. 6) Public Utility Easement conveyed Harpeth Valley Utility District of record in Book 9740, Page 967, said Register's Office. 6) Agreement for Dedication of Easement for Water Line of record in Book 7142, Page 460, Register's Office for Davidson County, Tennessee. 7) Deed of conveyance for Stonemeade HOA for Open space of record in Book 8517, Page 997, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **808 Millbrook Circle, Nashville, TN 37221**

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 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 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 my/our hand(s) this **15th** day of **June, 2023.**

John Murray

Kristen M. Murray aka Kristin M. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Murray and Kristen M. Murray aka Kristin M. Murray,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **June, 2023.**

Notary Public

JOHN T COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24