WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 11:56 2 pgs
Fees:13.00 Taxes:460.65

20060802-0093957

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **21st** DAY OF **July**, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale A. Murray and Adreinne N. Murray	**Same**	**75-13 150.00**
(NAME) **323 Jacksonian Drive**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard D. Skrance, an unmarried man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale A. Murray and Adreinne N. Murray, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 30 ON THE MAP OF HERMITAGE HILLS, S/D, OF RECORD IN BOOK 2900, PAGE 49, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD D. SKRANCE, A SINGLE PERSON BY WARRANTY DEED FROM ESTATE OF HATTIE MARTIN, RECORDED ON THE 29TH DAY OF SEPTEMBER, 1995 IN DEED BOOK 9810, PAGE 208, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **323 Jacksonian Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **July, 2006**.

Richard D. Skrance

Richard D. Skrance

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Richard D. Skrance, whom I am personally acquainted and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 21th day of July, 2006.

NOTARY

MY COMMISSION EXPIRES:

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007