File No. 260800585

WARRANTY DEED

25 31
box 180

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 13th day of September, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/19/06 13:59 2 pgs
Fees:13.00 Taxes:619.01

20060919-0116025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew C. Jeter	SunTrust Mortgage, Inc.	Map 85-7
(NAME) 3104 Stafford Drive	(NAME) 201 4th Avenue N	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37219	Parcel 96
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We,

and husband, Patrick McMurray

Tania J. McMurray aka Tania J. Sturgis, HEREINAFTER CALLED THE GRANTOR(S),

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew C. Jeter and Melissa M. Jeter, Husband and Wife, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS,

A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 149, on the Plan of Stanford Country Club Estates, of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tania J. Sturgis by deed from FIRST CHOICE INVESTMENTS, INC of record in Deed Instrument 20000927-0095618 on 09/20/2000 and filed for record on 09/27/2000, Register's Office for said County. The said Tania J. Sturgis having since married and is now known as Tania J. McMurray. Patrick McMurray, husband of Tania J. McMurray joins in this conveyance to convey any right, title or interest he may have in said property.

This conveyance is subject to all matters as set forth per Plat Book 2900, Page 83 and Restrictive Covenants of record in Deed Book 5415, Page 571 Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3104 Stafford Drive, Nashville, TN 37214
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 13th day of September 2006.

Tania J. McMurray

Patrick McMurray

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Tania J. McMurray and Patrick McMurray the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of September, 2006.

Commission expires: 11-28-09

Notary Public

File Number: 260800585

RETURN TO:

~~Cumberland Title~~
~~13018 Lebanon Road, Suite 100~~
~~Mt. Juliet, TN 37122~~

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON