WARRANTY DEED

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/20/07 11:36 2 pgs
Fees:13.00 Taxes:466.20

20071120-0135883

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

B-5569

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monica Woods Garza	First Tennessee Home Loans, a division of First Tennessee Bank National Association	072-16-0 233.00
(NAME)	(NAME)	
1510 Corder Drive	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irving, TX 75038	
(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, Daryl R. Murray and wife, Glenda J. Murray, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Monica Woods Garza, married, 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:

Being all of Lot No. 9 as shown on the plan of Dugger Heights of record in Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Daryl R. Murray and wife, Glenda J. Murray by Warranty Deed dated August 16, 2007 from Donald Wilburn McGehee, unmarried of record in Instrument No. 20070823-0100838, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1510 Corder Drive, Nashville, TN 37206
(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.

Witness our hands this 16th day of November, 2007.

Daryl R. Murray

Glenda J. Murray

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daryl R. Murray and Glenda J. Murray the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of November, ~~1970~~ 2007.

Commission expires: 1-16-08

Notary Public

Susan B. Mott
State of Tennessee Notary Public
Williamson, County

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027