WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/25/08 14:53 2 pgs
Fees:13.00 Taxes:314.50
20081125-0115579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF NOVEMBER 2008.

Notary Public

MY COMMISSION EXPIRES: 2/24/09

(AFFIX SEAL)

KAYLA C. HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd. Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline Murphy	Numerica Mortgage, LLC	071-07-0-028.00
(NAME)	(NAME)	
194 Queen Ave.	1615 Lynnhaven Pkwy.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Virginia Beach, VA 23452	
(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, I, **Kevin L. Dennis, Executor of the Estate of Louise Dennis**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline Murphy**, unmarried, 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:

SEE ATTACHED EXHIBIT A

THIS IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR.

unimproved ☐

This is improved ☒ property, known as 194 Queen Ave., Nashville, TN 37207

(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 my hand this 18th day of November 2008.

Kevin L. Dennis, Executor of the Estate of Louise Dennis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 18th day of November 2008, before me, personally appeared Kevin L. Dennis as Executor of the Estate of Louise Dennis, deceased, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of November 2008.

Commission expires:

Notary Public

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) the easterly 50 feet of Lot No. 103, as shown on the map entitled the Map of Haynie's Oriental Plan, of record in Plat Book 161, page 126 and 127, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lot fronts 50 feet on the southerly side of Queen Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to JOHN L. DENNIS AND WIFE, LOUISE H. DENNIS, by deed from ALVIE LEE SHUMATE AND WIFE, ELMA LOUISE SHUMATE, of record in Book 3762, page 40, dated May 6, 1964, said Register's Office. The said John L. Dennis having predeceased Louise H. Dennis and the said Louise H. Dennis having since died. The Will of Louise Dennis of record in Volume No. 08P-1605, Davidson County Probate Court Clerk's Office appoints Kevin L. Dennis as Executor.