# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039668 DEEDWARR
Recvd: 05/13/13 11:30 2 pgs
Fees:13.00 Taxes:382.95
20130513-0047997

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Jessica Downs
Affiant Jessica Downs

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO**
**Lender's Title & Escrow, LLC**
841 Wren Road, Suite 1
Goodlettsville, Tennessee 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Downs | Jessica Downs | 015-14-0-071.00 |
| (NAME) | (NAME) | |
| 3107 Margie Dr | 3107 Margie Dr | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37072 | Joelton, TN 37080 | |
| (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, **Kristian Browning Murphy**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Downs** ,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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of William Hills, Section 2, of record in Plat Book 4460, page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristian Browning Murphy by deed from Kimberly Browning Murphy dated 7/27/93 and recorded in Book 9025, page 940, Register's Office for Davidson County, Tennessee.

Map and Parcel Number
015-14-0-071.00

unimproved
This is improved ☒ property, known as 3107 Margie Dr, Joelton, TN 37080
(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 10th day of May, 2013.

Kristian Browning Murphy

93042018

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of May, 2013, before me personally appeared Kristian Browning Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or ~~person's~~) free act and deed.

Notary Public

Printed Name: Ron Garrison

Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. MAR. 4, 2014
ROBERTSON COUNTY