BILL GARRETT, Davidson County
Trans:T20140003355 DEEDWARR
Recvd: 01/15/14 14:00 3 pgs
Fees:18.00 Taxes:969.40
20140115-0004202

| | |
|---|---|
| 30x44<br>**THIS INSTRUMENT PREPARED BY:**<br>GEORGE V. CRAWFORD, JR.<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>150 Third Avenue South<br>Suite 1700<br>Nashville, Tennessee 37201<br>(615) 244-4994 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $262,000.00.<br><br>Henry Murrey<br>Affiant<br><br>Subscribed and sworn to before me, this 15 day of January, 2014.<br><br>Notary Public<br><br>My Commission Expires: GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015 |

| Address New Owner As Follows: | Send Tax Bills To: | Map-Parcel Number: |
|---|---|---|
| Henry Murrey and wife, Gillian G. Murrey<br>2616 Barton Avenue<br>Nashville, TN 37212 | SAME | 10303004300 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUSTIN RYAN DENNING, UNMARRIED**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **HENRY MURREY AND WIFE, GILLIAN G. MURREY**, hereinafter called the

Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee,

described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Siegrist Subdivision, of record in Book 2330, page 131, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 2 fronts 64 feet on the westerly side of 53rd Avenue, North and runs back 89 feet on the southerly line and 109 feet on the northerly line to a curved line in the rear on which it measures 66.9 feet.

Being the same property conveyed to Dustin Ryan Denning by deed from Michael J. Eckrich and wife, Sarah B. Eckrich, by deed dated December 18, 2009, of record at Instrument No. 20091222-0116456, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to matters shown on the Plan of record in Book 2330, page 131, Register's Office for Davidson County, Tennessee.

This is improved property known as: **191 53rd Avenue N, Nashville, TN 37209.**

**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 I covenant with the said Grantees that I am 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 further covenant and bind myself, my heirs and assigns, 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 person whomsoever.

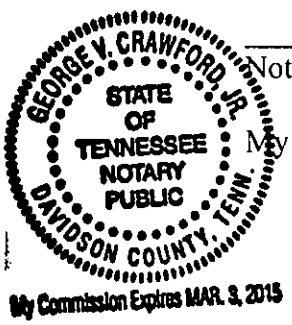
**WITNESS** my hand this _____ day of January, 2014.

Dustin Ryan Denning

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DUSTIN RYAN DENNING, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 15th day of January, 2014.




Notary Public

My Commission Expires: _____