WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140020548 DEEDWARR
Recvd: 03/27/14 12:05 2 pgs
Fees:13.00 Taxes:1378.25
20140327-0025273

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES 11/15/2015
(AFFIX SEAL)

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neica M. Murray	Access National Mortgage Corporation	128100A04300CO
(NAME)	(NAME)	
304 Summerwood Lane	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Reston, VA 20191	
(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, Risha A. Rodgers, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Neica M. Murray and husband, Joshua Murray, 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. 26 on the Plan of Section Two, Pine Forest, of record in book 11700, pages 3, 4, 5, and 6, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Risha A. Rodgers, unmarried, by deed of record in Instrument No. 20041005-0119829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:.

Restrictive Covenants of record in Book 11072, Page 248 and book 11515, page 987, Register's Office for Davidson County, Tennessee.

Easement of record in Book 787, Page 25, Book 3316, Page 483 and book 11016, Page 259, said Register's Office.

Subject to all matters on plat book 11700, pages 3, 4, 5 and 6, said Register's Office.

Charter of Pine Forest HOA in Book 11092, Page 155, said Register's Office.

Deed to Pine Forest HOA in Instrument No. 20030114-0005647, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Summerwood Lane, Nashville, TN 37221
(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 25th day of March, 2014.

Risha A. Rodgers

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Risha A. Rodgers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 25th day of March, 2014.

Commission expires:

Notary Public