(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034925 DEEDWARR
Recvd: 05/20/14 09:06 2 pgs
Fees:13.00 Taxes:405.15
20140520-0043068

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Andrew Evans	New Owner	072-05 13.00
(NAME)	(NAME)	
713 Setliff Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Mark Musgrove**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Andrew Evans**, 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. 1 on the map of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 85 feet on the northerly side of Trinity Lane and runs back 202 feet in the easterly line and 207 feet in the westerly line, to a dead line.

INCLUDED in the above description but excluded therefrom is a tract of land containing 544 square feet vested in the State of Tennessee by decree entered in Minute Book 7, page 191, Sixth Circuit Court for Davidson County, Tennessee, a certified copy of which is recorded in Book 4304, page 841, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Mark Musgrove, married, by Warranty Deed from Bob Bass, married, and Charles DeBray, married, dated September 30, 2007, of record in Instrument No. 20071030-0127719, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Lacee Elizabeth Musgrove, unmarried, by Quitclaim Deed from Mark Musgrove, dated December 4, 2008, of record in Instrument No. 20081218-0121022, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Mark Musgrove by deed from Lacee Elizabeth Musgrove, of record in Instrument No. 20140520-0043067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1130, page 91, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 705 East Trinity Lane, 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 16th day of May, 2014.

Mark Musgrove

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Mark Musgrove**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of May, 2014.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016