WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/14 13:52 2 pgs
Fees:13.00 Taxes:2368.00
20140711-0061351

G-LJ-14-906

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 06-19-16

(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eden Murrie and Jon Murrie	Suntrust Mortgage, INC	
(NAME)	(NAME)	**105-09-0-379.00**
906 Acklen Avenue	1001 Semmes Ave, RVW 5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LARRY JONES AND SUANNE SCRUGGS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDEN MURRIE AND JON MURRIE, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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 Plan of Final Plat Resubdivision of a Portion of Lot No. 30 on The Map of Waverly Land Company's Plan called Waverly Place of record in Plat at Instrument No. 20130212-0014299, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russelltaze H. Crowder and Harry R. Crowder by deed of record in Book 3132, page 634, said Register's Office. And being the same property conveyed to Harry R. Crowder by Quitclaim Deed from Russelltaze H. Crowder of record in Book 5099, page 255, said Register's Office. The said Harry Russell Crowder died July 16, 1981. See also Affidavit of Inheritance of Real Estate of record in Book 8488, page 661, said Register's Office. Callie M. Crowder died December 17, 2001, and title vested in Jacqueline P. Johnson and Russelltaze Crowder. Jacqueline P. Johnson died August 27, 2006, and title vested in Tiffeni Johnson Fontno and Jimmy Todd Johnson. See also Affidavit of Heirship of record in Instrument No. 20120813-0072143, said Register's Office.Being the same property conveyed to Kudzu Real Estate, Inc. by deed from Russelltaze Crowder, a 1/2 undivided interest and Tiffeni Johnson Fontno, and Jimmy Todd Johnson, heirs of the Estate of Jacqueline Pauline Johnson of record in Instrument No. 20120813-0072144 Register's Office for Davidson County, Tennessee, dated August 07, 2012 and recorded on August 13, 2012. Being the same property conveyed to Larry Jones and wife, Suanne Scruggs by deed from Kudzu Real Estate, Inc. of record in Instrument No. 20130408-0034558 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 08, 2013.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20130212-0014299, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **906 Acklen Avenue, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th DAY OF JULY, 2014.

Larry Jones

Suanne Scruggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY JONES AND SUANNE SCRUGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

Ashley W. Morgan