WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140068101 DEEDWARR
Recvd: 09/12/14 10:19 2 pgs
Fees:13.00 Taxes:1535.50
20140912-0083684

B-STM-14-1527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Michael F. Murray and Sarah Doran Murray	**SunTrust Mortgage, Inc.**	
(NAME)	(NAME)	
1527 Ferguson Ave.	**901 Semmes Avenue**	**11708014800**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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 **HAROLD G. DORAN AND KELLY W. DORAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL F. MURRAY AND SARAH DORAN MURRAY, HUSBAND AND WIFE,** 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:

Being the Easterly 45 feet of Lot 167, Map of Victoria Place as recorded in Book 332, Page 10 of the Davidson County Register's Office and further described according to a survey by Campbell Surveying Co., Inc., 2424 21st Ave., S., Nashville, TN 37212, License No. 665, dated 12-11-91 as follows:

Beginning at a point on the Southerly margin of Ferguson Avenue, said point also being the Northeast corner of the herein described tract; thence with said margin of said road Westerly 45 feet to a point, thence leaving said margin Southerly 140 feet to a point; thence Easterly 45 feet to a point; thence Northerly 140 feet to a point in the Southerly margin of Ferguson Avenue, the point of beginning.

Being the same property conveyed by Warranty Deed from Cindy L. Miller, an unmarried woman to Harold G. Doran and Kelly W. Doran, husband and wife as recorded on the 10th day of February, 2014 in Instrument No. 20140210-0011384; Warranty Deed from John D. Johnson and Margaret A. Johnson, husband and wife to Cindy L. Miller, an unmarried woman as recorded on the 8th day of April, 2011 in Instrument No. 20110408-0027252 and Warranty Deed from Robert B. Underwood, single to John D. Johnson et ux Margaret A. Johnson as recorded on the 9th day of July, 1985 in Book 6601 Page 406, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF VICTORIA PLACE, as recorded in Plat Book 332, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1527 Ferguson Ave., Nashville, Tennessee 37212**.

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 8th DAY OF SEPTEMBER, 2014.

Harold G. Doran

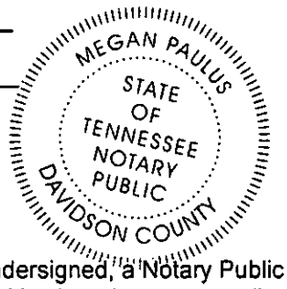
Kelly W. Doran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD G. DORAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2014.

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

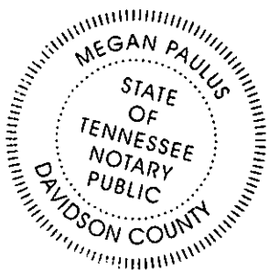


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY W. DORAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of September, 2014.

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



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