Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150029997 DEEDWARR
Recvd: 04/21/15 10:54 2 pgs
Fees:13.00 Taxes:1110.00
20150421-0035421

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 16th day of April, 2015.

Notary Public
My commission expires:

CHARLOTTE A BURBANK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JUNE 27, 2016

03-1504-38352

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas A. Molen 191 53rd Ave North Nashville TN 37209	720 Split Rail Dr Brentwood, TN 37027	103-03-0-043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henry Murrey and wife, Gillian G. Murrey, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas A. Molen and wife, Gail P. Molen, hereinafter called the Grantees, their successors 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. 2, on the Plan of Siegrist Subdivision, of record in Book 2330, Page 131, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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 lien to a curved line in the rear on which it measures 66.9 feet.

Being the same property conveyed to Dustin R. Denning by deed from Michael J. Eckrich and wife, Sarah B. Eckrich, dated December 18, 2009, recorded December 22, 2009, of record in Instrument No. 20091222-0116456, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Henry Murrey and wife, Gillian G. Murrey by deed from Dustin Ryan Denning, unmarried, dated January 15, 2014, recorded January 15, 2014, of record in Instrument No. 20140115-0004202, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 191 53rd Ave North, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourseives, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 April, 2015.

Henry Murrey

Gillian G. Murrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Henry Murrey and Gillian G. Murrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 16th day of April, 2015.

State of Tennessee at Large

My Commission expires 9/26/2018

