PREPARED BY:
RANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $551,000.00.

Affiant

Sworn to and subscribed before me this 15 day of May, 2015.

Notary Public
My Commission Expires: 1-9-16

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Monique Muri	1906 Elliott Avenue	Owner	
1906 Elliott Avenue			105-09-0-433.00
Nashville, TN 37204	Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Jude A. White and Phillip R. Newman, wife and husband,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Monique Muri, unmarried,** (Grantee), her successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of E. T. Lewis' Subdivision of the South Part of Lot No. 47, Waverly Lane Company's Plan of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the Easterly side of Elliot, formerly Kirkman Avenue, said point being the Southwest corner of Lot No. 47 in Waverly Land Company's Plan; running thence along the Easterly side of Elliot Avenue and in a Northerly direction 67 feet 1 inch to a point; thence eastwardly 203 feet to a Lot called "Open Court" on the Plan of said Subdivision; thence Southwardly 17 feet 3 inches to a point in the south line of said Lot No. 47; thence along the south line of said Lot No. 47 Westwardly 200 feet to the beginning point.

BILL GARRETT, Davidson County
Trans:T20150039310 DEEDWARR
Recvd: 05/20/15 13:10 2 pgs
Fees:13.00 Taxes:2038.70
20150520-0046616

Being the same property conveyed to Jude A. White, an unmarried person, and Phillip R. Newman, an unmarried person, by Warranty Deed, from Jesse B. Plaster and wife, Amy Jefferson, married, dated November 18, 2002, of record in Instrument # 20021120-0143959, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors and assigns, forever.

And Grantors covenant with the said Grantee that she are lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Taxes for the year 2015 and subsequent years, a lien not yet due & payable.**
2. **The Plan of Record in Book 421, Page 87, said Register's Office.**

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of May, 2015.

Jude A. White

Phillip R. Newman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Jude A. White and Phillip R. Newman,** 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 the 15th day of May, 2015.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1-24-2017