Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150073152 DEEDWARR
Recvd: 08/28/15 09:26 2 pgs
Fees:13.00 Taxes:570.91
20150828-0087252

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Albert Murphy Jr Jordan Stephanie Carver	New Owner	09401035800
(NAME)	(NAME)	
1430 Fulton St	1020 Maynor St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **John R. Solvay and Whitney L. Solvay FKA Whitney L. McWilliams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Albert Murphy Jr and Jordan Stephanie Carver*,** 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:

*husband and wife

Being Lot No. 138, on the Plan of Shelby Village No. Two, of record in Plat Book 1835, Page 48, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John R. Solvay, single and Whitney L. McWilliams, single, tenants in common with full right of survivorship, by Warranty Deed from Jason M. Statler, unmarried, of record in Instrument No. 20070220-0020975, Register's Office for Davidson County, Tennessee. Whitney L. McWilliams is now known as Whitney L. Solvay.

unimproved ☐

This is improved ☑ property, known as 1430 Fulton St., Nashville, TN 37206
(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/our hands this ~~26th~~ 25 day of August, 2015.

John R. Solvay

Whitney L. Solvay

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me John R. Solvay and Whitney L. Solvay, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~26th~~ 25 day of August, 2015.

Notary Public
My Commission Expires: May 27, 2018

File No.: 9975

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Richard H. Pfeuffer, Notary Public
Robinson Twp., Allegheny County
My Commission Expires May 27, 2018