This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1216**

BILL GARRETT, Davidson County
Trans:T20150079417 DEEDWARR
Recvd: 09/18/15 09:00 2 pgs
Fees:13.00 Taxes:1017.13
20150918-0094769

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/17/2015**, by and between **Stormi L Murtie, a married woman,** parties of the first part, and **Stuart R. Moore and Summer D. Moore, husband and wife,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 32 on the Plan of Irvington of record in Plat Book 843 page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot 32 front 50 feet on the South side of Carolyn Avenue and runs back between parallel lines 170.5 feet to an alley.

Being the same property conveyed to Stormi L. Murtie, a married woman by Warranty Deed from Harry Stuart Lang IV, an unmarried woman dated October 14, 2008, of record in Instrument No. 20081020-0105000, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

Grantor, nor Grantor's spouse, ever resided in the above-described real property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **07209040700**
☒ Improved **1004 Carolyn Ave, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Stormi L Murtie

Stormi L Murtie

STATE OF Kentucky

COUNTY OF Allen

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stormi L Murtie** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 17th day of September, 2015..

Dana Spencer

Notary Public

My Commission Expires: 4-11-18



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Owner's Name: **Stuart R. Moore and Summer D. Moore**

and Address: **1004 Carolyn Ave, Nashville, TN 37216**

Mail tax bills to: Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$274,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 17th day of September, 2015..

Notary Public

My Commission Expires: _____



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018