Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $284,000.00.

Affiant

Subscribed and sworn to before me this 15th day of January, 2016.

Notary Public
My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160005429 DEEDWARR
Recvd: 01/20/16 15:09 2 pgs
Fees:13.00 Taxes:1050.80
20160120-0005989

16-0015

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew [redacted] Ostrowski	new owner	081 16 0
1013 Warren Street		588.00
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Tameka Murphy, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Andrew [redacted] Ostrowski, unmarried

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 B.W. Hall's Subdivision of record in Book 17, Page 261, Register's Office, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Tameka Murphy by Warranty Deed from Affordable Housing Resources, Inc., dated June 5, 2001 of record in Instrument No. 20010613-0062430, Register's Office for Davidson County, Tennessee.

David Lee Murphy, husband of Tameka Murphy, joins in the execution of this instrument to convey any interest he may have in subject property, marital or otherwise.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1013 Warren Street, Nashville, TN 37208.**

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 our hands this 15th day of January, 2016.

Tameka Murphy
Tameka Murphy

David Lee Murphy
David Lee Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Tameka Murphy and David Lee Murphy**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18