BILL GARRETT, Davidson County
Trans:T20160023528 DEEDWARR
Recvd: 03/23/16 09:31 2 pgs
Fees:13.00 Taxes:547.60
20160323-0027373

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of March, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Albert Murphy, Jr. and Jordan Stephanie Carver	Tennessee Bank & Trust	061 10 0 037.00
(NAME)	(NAME)	
3869 Hutson Ave.	P.O. Box 150979	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Eight Thousand And No/100 Dollars ($148,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandy K. Anderson, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James Albert Murphy, Jr. and Jordan Stephanie Carver, husband and wife**, 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:

Being Lot No. 187 on the plan of Maplewood Heights Second Subdivision as recorded in Book 547, Pages 103 and 104 Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Said Lot No. 187 fronts 100 feet on the southerly side of Hutson Avenue and run back between parallel lines 250 feet and measures 100 feet thereon.

Being the same premises conveyed to Brandy K. Anderson, unmarried by Warranty Deed from John Brian Fletcher wife Rhonda Marie Fletcher dated August 25, 2005 and recorded August 30, 2005 as Instrument No. 20050830-0103780, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 3869 Hutson Ave., Nashville, TN 37216

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, has 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 18th day of March, 2016.

Brandy K. Anderson

STATE OF Oregon

COUNTY OF Multnomah

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Brandy K. Andersonthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of March, 2016.

Notary Public

My Commission Expires: 8/8/2017

(SEAL)

OFFICIAL STAMP
MARY PATRICIA GRAY
NOTARY PUBLIC-OREGON
COMMISSION NO. 480464A
MY COMMISSION EXPIRES AUGUST 08, 2017

File Number: NAT-160750SSO