BILL GARRETT, Davidson County
Trans:T20160067046 DEEDWARR
Recvd: 08/03/16 15:42 2 pgs
Fees:13.00 Taxes:1007.33
20160803-0080503

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $272,250.00 (Two Hundred Seventy Two Thousand Two Hundred Fifty).

AFFIANT

Subscribed to and sworn before me this 1st day of August, 2016.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Susan Henderson 5200 Nevada Avenue Nashville, TN 37209	P.O. Box 91056 Nashville, TN 37209	09115012800

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, I/WE, **SUSAN J. RODGERS AND HUSBAND, KEITH A. MURRAY** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SUSAN HENDERSON, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being the easterly 60 feet of the southerly 125 feet of Block 12, on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Said part of said Block 12 fronts 60 feet on the northerly margin of Nevada Avenue and extends back between parallel lines, 125 feet to a dead line.

Being the same property conveyed to Susan J. Rodgers by deed from Susan J. Rodgers, sole heir and Executrix of the Estate of Doreen L. Rodgers, deceased, and Keith Alan Murray, spouse of Susan J. Rodgers Murray of record in Instrument No. 20100920-0074790 dated 09/16/2010 and recorded 09/20/2010, Register's Office for Davidson County, Tennessee.

Keith A. Murray, spouse of Susan J. Rodgers, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

Being also known as 5200 Nevada Avenue Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **5200 NEVADA AVENUE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016074270

WITNESS, this 1st day of August, 2016

Susan J. Rodgers

Keith A. Murray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Susan J. Rodgers and Keith A. Murray** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of August, 2016.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2016074270