BILL GARRETT, Davidson County
Trans:T20160085748 DEEDWARR
Recvd: 09/29/16 13:49 2 pgs
Fees:13.00 Taxes:377.40
20160929-0102828

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of September, 2016

Notary Public
Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phil Vanalsburg 3242 Anderson Road, Unit A Nashville, TN 37013	NEW OWNER 220 Enger Court Stephens City, VA 22655	150-07-0-228.00

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,

Adam C. Murray and wife, Karen A. Murray

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wylie Philip VanAlsburg and wife, Ann B. VanAlsburg

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:

LAND in Davidson County, Tennessee, being Lot No. 6A on the Plan of Lot 5, 6 & 7, Zone-Lot Division, Woodymore Heights, Section 1, as of record in Book 5800, Page 271, amending the plat of record in Book 5210, Page 363, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to Adam C. Murray and wife, Karen A. Murray, by Quitclaim Deed from Sheryl L. Murray, an unmarried woman and Adam C. Murray, an unmarried man, dated 2/15/08 and recorded 2/25/08 in Instrument No. 20080225-0017854; and being the same property previously conveyed to Sheryl L. Murray, an unmarried woman and Adam C. Murray, an unmarried man, by Quitclaim Deed from Sheryl L. Murray, an unmarried woman, dated 10/23/03 and recorded 4/23/04 in Instrument No. 20040423-0046148; and being the same property previously conveyed to Sheryl L. Murray, an unmarried woman, by Warranty Deed from Mark E. Gaskill and wife, Catherine Gaskill, dated 10/23/03 and recorded 10/28/03 in Instrument No. 20031028-0158875, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3242 Anderson Road, Unit A, Nashville, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the _____ day of September, 2016.

Adam C. Murray

Karen A. Murray

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam C. Murray and wife, Karen A. Murray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this _____ day of September, 2016.

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

(Notary Seal)

Notary Public
My Commission Expires: _____