WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2016

Notary Public: 11/5/18

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Hope D. Harrier-Baxter	MOVEMENT MORTGAGE, LLC	Parcel ID:
3401 Anderson Road, #90	841 SEAHAWK CIRCLE	136150B13800
Antioch, TN 37013	VIRGINIA BEACH, VA 23452	

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

Mary L. Murphy, unmarried

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

Hope D. Harrier-Baxter , a married woman

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 Unit No. 90, on the plan of a Horizontal Property Regime, (Private Element), Phase 3, Smith Springs Townhomes, of record in Instrument 20040319-0031383, (erroneously shown as Instrument No. 20020926-0117439 on prior deed), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dennis J. Murphy and Mary L. Murphy, husband and wife, by deed from NVR, Inc., a Virginia Corporation, T/A Ryan Homes, of record in Instrument 20031008-0149466, said Register's Office, dated September 30, 2003. The said Dennis J. Murphy having since died and title vested in Mary L. Murphy as surviving tenant by the entirety.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 11666, Page 151 amended in Instrument 20010730-0080395; 20030115-0006563; 20050301-0022516; 20110816-0063130 and Book 11666, Page 191, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040319-0031383, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3401 Anderson Road, #90, Antioch, 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 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 my hand this 5th day of October, 2016.

Mary L. Murphy

Mary L. Murphy

BILL GARRETT, Davidson County
Trans:T20160088776 DEEDWARR
Recvd: 10/07/16 15:04 2 pgs
Fees:13.00 Taxes:536.50

20161007-0106554

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary L. Murphy, 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 Mount Juliet, Tennessee, this 5th day of October, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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