THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33530-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $274,000.00. Affiant Subscribed and sworn to before me this 28th day of March, 2017. Notary Public My Commission Expires: 3/20/18

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Scott McPhee Hope McPhee 4010 Ivy Dr Nashville, TN 37216	**Send Tax Bills To:** Quicken Loans 1050 Woodward Ave Detroit MI 48226	**Tax Information:** Map and Parcel No.: 073 01 0 209 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julie Todd, a married woman, formerly known as Julie A. Mogan** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott McPhee and Hope McPhee, Husband and Wife** Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4010 Ivy Dr, Nashville, TN 37216.

This property is not now nor has it ever been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170026541 DEEDWARR
Recvd: 03/29/17 14:24 3 pgs
Fees:18.00 Taxes:1013.80
20170329-0030702

7664

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of March, 2017.

Julie Todd, f/k/a Julie A. Mogan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie Todd, f/k/a Julie A. Mogan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2018

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Sections Three and Four Moss Rose Heights, as of record in Plat Book 1835, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julie A. Mogan, a single woman, by deed dated May 29, 2002 from Thomas N. Eorgan and wife, Cortny W. Eorgan, of record in Instrument No. 20020603-0066502, Register's Office for Davidson County, Tennessee. The said Julie A. Mogan having since married and now being known as Julie Todd.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 073 01 0 209 00.
2. All matters appearing on the Plan of record as Book 1835. page 103, Register's Office for Davidson County, Tennessee.