BILL GARRETT, Davidson County
Trans:T20170034812 DEEDWARR
Recvd: 04/25/17 13:55 2 pgs
Fees:13.00 Taxes:3596.40
20170425-0040560

# WARRANTY DEED

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 2, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$972,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of April, 2017.

Notary Public

My commission expires:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Tera Rica Murdock** | | **Map 103-12-0 Parcel 278.00** |
| **3828 Richland Avenue** | (Same) | |
| **Nashville, Tennessee 37205** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Jane Gaither and Paul Gaither, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tera Rica Murdock**

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 parts of Lots No. 205 and 207, Block 10, Division "A" of Richland Realty Company's property, Plan of which is of record in Book 161, Page 151, and Plan of Division "B" is recorded in Book 332, Page 92, Register's Office for said County, the later plan showing an alley in the rear of the property herein conveyed.**

**Beginning at the northeasterly corner of Richland Avenue and Wilson Avenue; thence with the northerly margin of Richland Avenue, easterly 118 feet, more or less, to a point 5 feet easterly from the southwest corner of said Lot No. 205; thence at right angles, northerly 192.5 feet, more or less, to a point on the southerly margin of an alley; 12 feet, more or less, easterly, from the easterly margin of Wilson Avenue; thence westerly with said alley, 12 feet, more or less, to the easterly margin of Wilson Avenue; thence with the easterly margin of said Avenue, southerly, 215.16 feet, more or less, to the beginning corner.**

**Being the same property conveyed to Jane Gaither and Paul Gaither, wife and husband, by Deed dated July 8, 2015 from Pamela G. Curtis-Atchley, unmarried, of record in Instrument No. 20150710-0067209, and corrected by Scrivener's Affidavit dated August 19, 2015, of record in Instrument No. 20150821-0084424, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 161, Page 151, and Book 332, Page 92, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Agreement by and between L.F. Braswell and wife, J.P. Barrow and wife, for the encroachment of a garage and a graveled driveway, dated April 20, 1963, of record in Book 3534, Page 521, said Register's Office. (3) Electrical Permit for electrical service for a detached structure of record in Book 8562, Page 698, said Register's Office. (4) Agreement for Dedication of License for the encroachment of a fence of record in Book 9144, Page 221, said Register's Office. (5) Grant of Easements for encroachments of record in Instrument No. 20150710-0067210, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **3828 Richland Avenue, Nashville, Tennessee 37205**

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 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/our hand(s) this **24th** day of **April, 2017.**

**Jane Gaither**

**Paul Gaither**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Jane Gaither,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2017.**

**Notary Public**

**My Commission Expires:** 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Paul Gaither,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2017.**

**Notary Public**

**My Commission Expires:** 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017