BILL GARRETT, Davidson County
Trans:T20170036557 DEEDWARR
Recvd: 05/01/17 14:17 2 pgs
Fees:13.00 Taxes:1387.50
20170501-0042621

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bradley A. & Sara Z. Malin
4000 Dakota Avenue
Nashville, TN 37209

SEND TAX BILL TO:
Farmington Mortgage, a division of Capstar
2002 Richard Jones Road, Ste 300A
Nashville, TN 37215

MAP/PARCEL 091-16-0-355.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Erin Murray and David Murray, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Bradley A. Malin and Sara Z. Malin, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Subdivision of the lands of P.S. Stump, deceased of record in Chancery Court Plan Book 2, Page (s) 74 and 78, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 42 fronts 60 feet on the Northerly margin of Dakota Avenue (formerly Fourth Ave) and extends back between parallel lines with the Westerly margin of 40th Avenue North (formerly C Street or Stump Avenue), 150 feet to an alley.

Being the same property conveyed to Erin Murray and David Murray, wife and husband by Special Warranty deed from Southwest Property Partner, LLC of record in Instrument No. 20130301-0020586 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on March 01, 2013.

This is improved property known as: **4000 Dakota Avenue, Nashville, Tennessee 37209.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of April, 2017.

WITNESS MY HAND on this the 28th day of April, 2017

Erin Murray

David Murray

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Erin Murray and David Murray,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 28th day of April, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 17-0130