BILL GARRETT, Davidson County
Trans: T20170036606 DEEDWARR
Recvd: 05/01/17 14:43 2 pgs
Fees: 13.00 Taxes: 540.20
20170501-0042677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $146,000.00 (One Hundred Forty Six Thousand).

AFFIANT

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

NOTARY PUBLIC MY COMMISSION EXPIRES: 12-19-20

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires DEC. 19 2020

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Shackel J. McNichols 1903 Nashboro Blvd. Nashville, TN 37217	Same	135120C04800CO

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, **COLETTE MURPHY AND JON ALDRICH, WIFE AND HUSBAND,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **SHACKEL J. MCNICHOLS, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. 48 on the plan of a Horizontal Property Regime Plat, Nashboro Village - Tract 13, of record as Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan hereby made for a more complete description thereof.

Being the same property conveyed to Colette Murphy, unmarried, by deed from Gallardia Properties, LLC, of record in Instrument No. 20041027-0129228, dated October 22, 2004 and recorded October 27, 2004, Register's Office for Davidson County, Tennessee.

Being also known as 1903 Nashboro Blvd., Nashville, Tennessee 37217.

Jon Aldrich, spouse of Colette Murphy, joins in this conveyance to relinquish any and all rights, especially matital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1903 NASHBORO BLVD.** **NASHVILLE, TN 37217**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 28th day of April, 2017

Colette Murphy

Jon Aldrich

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Colette Murphy and Jon Aldrich** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 28th day of April, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020