BILL GARRETT, Davidson County
Trans:T20170041243 DEEDWARR
Recvd: 05/15/17 14:43 2 pgs
Fees:13.00 Taxes:2216.30
20170515-0048097

FROM: Tera Rica Murdock
TO: Thomas J. Divinnie and Rachael L. Prusha

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Thomas J. Divinnie and Rachael L. Prusha<br>3612 Meadowbrook Avenue<br>Nashville, Tennessee 37205 | new owner | Map 104-5, Parcel 261 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $599,000.00.

Affiant

Subscribed and sworn to before me, this the 11 day of May, 2017.

Notary Public
My Comm. Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## GENERAL 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 and sufficiency of which are hereby acknowledged, Tera Rica Murdock, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Thomas J. Divinnie, a single man, and Rachael L. Prusha, a single woman, hereinafter called "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 Lot No. 460 on the Plan of Richland Realty Company's Division "C" of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Tera Rica Murdock, by deed from Tammie A. Potts, an unmarried person, of record as Instrument No. 20140815-0074113, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

2017 Metropolitan Government Taxes, which have been prorated.

This is improved property located at 3612 Meadowbrook 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 9th day of May, 2017.

Tera Rica Murdock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tera Rica Murdock, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.