STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00

Affiant

Subscribed and sworn to before me, this 2ND day of JUNE 2017.

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jonathan Musselwhite **Syndle Musselwhite**	FIRST BANK	**08308002500**
1022 Preston Avenue	50 FRANKLIN ST.	
Nashville, TN 37206	CLARKSVILLE, TN 37040	

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 ACKNOWLEDGE, WE,

Robyn R. Morrissey and Micah J. Morrissey, wife and husband

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

Jonathan Michael Musselwhite and Syndle Musselwhite, husband and wife

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 Lot No. 38 on the Plan of Rosewood Heights, Section II of record in Plat Book 2133, page 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robyn R. Morrissey and Micah J. Morrissey, wife and husband, by Warranty Deed from Hari S. Bernstein, single woman, dated August 7, 2014, of record in Instrument No. 20140822-0076644, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 2133, page 57, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

BILL GARRETT, Davidson County
Trans:T20170048020 DEEDWARR
Recvd: 06/06/17 12:26 2 pgs
Fees:13.00 Taxes:1132.20
20170606-0056503

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1022 Preston Avenue, Nashville, TN 37206.

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 we do covenant with 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 in 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 2 day of June, 2017.

Robyn R. Morrissey

Micah J. Morrissey

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Robyn R. Morrissey and Micah J. Morrissey, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of June, 2017.

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

NOTARY PUBLIC

My Commission Expires: 8/8/18