WARRANTY DEED

Prepared by:
Record and Re[illegible]
Chapman & Ro[illegible]
2002 Richard Jo[illegible]
Nashville, TN 372[illegible]

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170075498 DEEDWARR
Recvd: 08/30/17 08:27 2 pgs
Fees:13.00 Taxes:777.00

20170830-0088908

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Catherine Lyn Murphy	New Owner	Map 61-7
(NAME)	(NAME)	
807 Broadmoor Drive		Parcel 33.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Laurel Baker Harrison and Franklin Joseph Harrison, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Catherine Lyn Murphy*,** 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:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 12 of Block "I" on the Plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurel Baker Harrison, a married woman by Quitclaim Deed from Laurel Baker Harrison f/k/a Laurel A. Baker and Joseph Harrison, wife and husband, filed for record on Janaury 31, 2014 in Instrument No. 20140131-0008907, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Laurel A. Baker, unmarried by Warranty Deed, filed for record on March 31, 2008 in Instrument No. 20080331-0031649, said Register's Office.

Franklin Joseph Harrison joins in executing this Warranty Deed to convey any and all maritial rights he may have in subject property

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 807 Broadmoor Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 28th day of August, 2017.

Laurel Baker Harrison

Franklin Joseph Harrison

State of Tennessee
County of Davidson

Personally appeared before me Laurel Baker Harrison and Franklin Joseph Harrison, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38132

