WARRANTY DEED

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2017.

Notary Public
My Commission expires: 11-5-18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tin Roof Restoration Inc	SAME	07202007500
2506 Wiltshire Drive		
Murfreesboro, TN 37129		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Musgrove and Kim Musgrove, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tin Roof Restoration, Inc.**, heir heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of EB Craig's Subdivision of the Crownover Property of record in Book 894, Pages 640 and 641, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mark Musgrove and Kim Musgrove, husband and wife from Terri F. Griffin, unmarried by Warranty Deed on August 10, 2012, of record in Instrument Number 20120816-0073295, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,843.66 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 07202007500, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 894, Pages 640 and 641, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 8333, Page 118, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3713 Burrus Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20170076523 DEEDWARR
Recvd: 08/31/17 13:34 2 pgs
Fees:13.00 Taxes:617.90
20170831-0089722

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 our hands this August 31, 2017.

Kim Musgrove

Kim Musgrove

Mark Musgrove

Mark Musgrove

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Musgrove and Kim Musgrove, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 31, 2017

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY