Anne Marie Angel
State of Tennessee Notary Public
Davidson County

Bill Garrett Davidson County
Batch# 54174 DEEDWARR
02/02/2018 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $3,182.00
20180202-0010826

Please return to and

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $860,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of January, 2018.

Notary Public

My Commission Expires: 3/8/2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jennifer and Christopher Murdock 901 B Coral Road Nashville, TN 37204	Access National Mortgage 1800 Robert Fulton Dr., Ste. 350 Reston, VA 20191	132-05-0P-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE WOOTEN, A/K/A P. NICOLE WOOTEN**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER MURDOCK AND CHRISTOPHER MURDOCK**, wife and husband, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly portion of Lot No. 54 on the Plan of Section No. 2, Glendale Park, of record in Book 1130, page 61, Register' s Office for Davidson County, Tennessee and being Unit B as set out on Exhibit B of the Covenants, Conditions and Restrictions for 901 Coral Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130222-0018142, Register's Office for Davidson County, Tennessee, to which Plan and Exhibit reference is hereby made for a more complete description.

Being the same property conveyed to Luke Wooten and wife, Nicole Wooten, by deed from Abdelghani Barre and wife, Kaha Aden, of record in Instrument No. 20130328-0030758, dated March 26, 2013, Register's Office for Davidson County, Tennessee. Being further

conveyed to Nicole Wooten, a/k/a P. Nicole Wooten, by Quitclaim Deed from Luke Wooten a/k/a Luther Harrison Wooten, of record in Instrument No. 20140116-0004670, dated January 15, 2014, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1130, page 61, Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions for 901 Coral Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130222-0018142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **901 B Coral Road, Nashville, TN 37204.**

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 covenants with the said Grantee 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 further covenants and binds 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.

WITNESS my hand this 31st day of January, 2018.

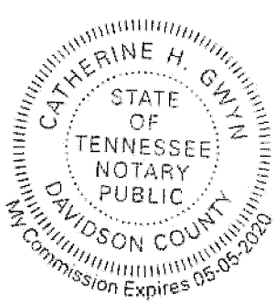
Nicole Wooten

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Wooten, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of January, 2018.

(Seal)



Notary Public

My Commission Expires: 5.5.20

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019