WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 60308 DEEDWARR
02/20/2018 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20180220-0015912

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-120932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Bryan Murphy	Republic Bank & Trust Company	
(NAME)	(NAME)	
916 Wedgewood Avenue	P.O. Box 70749	105-09-0-346.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Loisville, KY 40270	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JEREMY T. HAYES AND LEANNE K. HAYES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN BRYAN MURPHY AND KRISTY C. MURPHY, 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 the Westerly 50 feet of the Southerly part of Lot No. 22 on the Map of Waverly Place, of record in Book 57, Page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 50 feet on the Northerly side of Grove Avenue and runs back between parallel lines 113 feet, more or less, to the Southerly line of the property conveyed to Birdie M. Chandler by Deed from Vincent A. McCord and wife, of record in Book 1762, Page 61, and re-recorded in Book 1781, Page 127, said Register's Office.

Being the same property conveyed to Jeremy T. Hayes and Leanne K. Hayes, married persons by Warranty Deed from The Estate of Mae Sue Pulley, by Leo Najeeollah, Executor, of record in Instrument No. 20140822-0076710, Register's Office for Davidson County, Tennessee, dated August 14, 2014 and

(Value of consideration shown in aforementioned Deed $263,000.00)

Being also known as 916 Wedgewood Avenue, Nashville, Tennessee 37203

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 916 Wedgewood Avenue, Nashville, TN 37203
(House No.) (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 hand(s) this the 16th day of February, 2018

Jeremy T. Hayes

Leanne K. Hayes

STATE OF Tennessee
COUNTY OF Williamson

On this 16th day of February, 2018, before me personally appeared Jeremy T. Hayes and Leanne K. Hayes to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 16th day of February, 2018.

Commission Expires: 5/13/2020

DRANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Deanna L Cooper
Notary Public

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

