(1)

THIS INSTRUMENT PREPARED BY:

Jennifer S. Ghanem, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00

Affiant

Subscribed and sworn to before me, this 29 day of March, 2018.

Notary Public
My Commission Expires: 03-08-21

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 75265 DEEDWARR
04/02/2018 11:05:13 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20180402-0030136

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Parcel ID No.
Matthew J. Murray and Christine B. Murray 1211 56th Avenue N Nashville, TN 37209	Synovus Mortgage Corp P.O. Box 2868 Columbus, GA 31902-2868	091-06-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MATTHEW J. MURRAY AND CHRISTINE B. MURRAY, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B on the Plan of 5601 Louisiana Avenue Homes as shown on Exhibit "B" on the Declarations of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements of record in Instrument No. 20170321-0027488, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to P & P DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from VICKIE F. WALKER, of record in Instrument No. 20151030-0110394, dated October 28, 2015, said Register's Office.

This is improved property commonly known as: **1211 56th Avenue N, Nashville, TN 37209**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2018

P & P DEVELOPMENT, LLC

By: _____
Paul Riggan, Managing Member

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State aforementioned, personally appeared **Paul Riggan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Managing Member of P & P Development, LLC, the within named bargainor, a Tennessee limited liability company, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 28th day of March, 2018.

_____
Notary Public
My commission expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020