Bill Garrett Davidson County
Batch# 94312 DEEDWARR
05/18/2018 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,062.75
20180518-0047746

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $557,500.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2018.

Notary Public

My commission expires: 1/3/22

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Stamp)

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

# WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **McKenzie F. Rice, John G. McClendon and Heather L. McClendon** | new owner | **117-08-0-148.00** |
| **1527 Ferguson Avenue** | | |
| **Nashville, TN 37212** | | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**Michael F. Murray and Sarah Doran Murray, husband and wife**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**McKenzie F. Rice, John G. McClendon and Heather L. McClendon, joint tenants with rights of survivorship**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Easterly 45 feet of Lot 167, Map of Victoria Place as recorded in Book 332, Page 10 of the Davidson County Register' s Office and further described according to a survey by Campbell Surveying Co., Inc., 2424 21st Ave., S., Nashville, TN 37212, License No. 665, dated 12-11-91 as follows:

BEGINNING at a point on the Southerly margin of Ferguson Avenue, said point also being the Northeast corner of the herein described tract; thence with said margin of said road Westerly 45 feet to a point, thence leaving said margin Southerly 140 feet to a point; thence Easterly 45 feet to a point; thence Northerly 140 feet to a point in the Southerly margin of Ferguson Avenue, the point of beginning.

BEING the same property conveyed to Michael F. Murray and Sarah Doran Murray, husband and wife, by Warranty Deed from Harold G. Doran and Kelly W. Doran, husband and wife, of record as Instrument No. 20140912-0083684 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1527 Ferguson Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of May, 2018.

Michael F. Murray

Sarah Doran Murray

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Michael F. Murray and Sarah Doran Murray, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of May, 2018.

Notary Public
My Commission Expires: 7.19.21

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 18-001131-528

SP 11/2015

# True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.