WARRANTY DEED

Bill Garrett Davidson County
Batch# 104663 **DEEDWARR**
06/14/2018 11:31:52 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20180614-0057216

R-VRES-18-199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/16/2020

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jodi L. Murphy	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
199 Manchester Avenue	**8024 Calvin Hall Road**	**083-06-0-118-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SALLY R. ROSS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JODI L. MURPHY, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being the Southerly one-half of Lot No. 45 and the Northerly 10 feet of Lot No. 46 on the Map of Beaumont Place, as of record in Book 332, Page 38, Register's Office for said County and described as follows:

Beginning at a point in the Westerly margin of Manchester Ave., 50 feet Southerly from the Northeast Corner of said Lot No. 45; Thence with the Westerly margin of said Manchester ave., Southwardly 60 feet to a point; thence Westwardly parallel with the line between Lots 45 and 46, 75 feet, more or less, to a point in the Easterly margin of an alley; thence with the Easterly margin of said alley, the Northerly 66 feet, more or less, to a point, 55 feet Southerly from the Northwesterly corner of said Lot No. 45, thence Easterly 97 feet, more or less to the beginning.

Being the same property conveyed to Sally R. Ross, a single woman by Warranty deed from Edward Daniel O'Day and wife, Andrea D. Whalen of record in Instrument No. 20130401-0031497 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 01, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 332, Page 38, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4109, Page 822, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4114, Page 634, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **199 Manchester Avenue, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th DAY OF JUNE, 2018.

Sally R. Ross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SALLY R. ROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212