Bill Garrett Davidson County
Batch# 114746 DEEDWARR
07/11/2018 11:34:50 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50
20180711-0066965

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $365,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 9th day of July, 2018.

Notary Public
My commission expires: 8/1/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Craig Patrick Clark and Rita Grace Murphy 115 Middleton Street, 545 Nashville, TN 37210	Digital Federal Credit Union 220 Donald Lynch Boulevard Marlborough, MA 01752	082-08-0 198.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLINTON RYAN DANIEL, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CRAIG PATRICK CLARK, UNMARRIED AND RITA GRACE MURPHY, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of McNish's subdivision of McFerrin's 6 1/4 acre tract in East Nashville, of record in Book 57, page 129, Register's Office for said County. Said lot fronts fifty feet on the easterly side of Myrtle Street and runs back between parallel lines 162 feet, more or less, to an alley.

Being the same property conveyed to Clinton Ryan Daniel, a single man, by Warranty deed from Karen Hodge, unmarried, dated 1/30/2018, of record in Instrument No. 20180131-0009747, said Register's Office.

Also being the same property conveyed to Karen Hodge, unmarried, by deed from Charles A. Batson, a married person, of record in Book 10937, page 914, dated 05/18/1998, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 715 Myrtle Street, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of July, 2018.

Clinton Ryan Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clinton Ryan Daniel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2018.

My commission expires:
11/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY