Karen Y Johnson Davidson County
Batch# 164306 **DEEDWARR**
11/21/2018 09:52:46 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181121-0114487

WARRANTY DEED

2018-1292

April G. Nichols State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of November, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ada Rodriguez 1606 10th Avenue North Nashville, TN 37208	SAME	08112014300

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, I/we, **John Murphy and Sarah Murphy**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ada Rodriguez**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 232 on the plan of McGavock, Wetmore and other first addition to Nashville, called the town of McGavock, as of record in Book 21, page 23. Register's Office for said County.

Being the same property conveyed to Sarah Murphy and John Murphy, wife and husband from Randall Craft, married by Warranty Deed dated May 06, 2014 and recorded May 09, 2014 in Instrument No. 20140509-0039696, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1604 10th Avenue North, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 13th day of November, 2018

John Murphy

Sarah Murphy

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named John Murphy and Sarah Murphy, the bargainor(s), 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.

Witness my hand and official seal, this 13th day of November, 2018.

Notary Public
My Commission Expires: 6-30-2019

