WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 181307 DEEDWARR
01/07/2019 03:44:46 PM 2 pgs
Fees: $13.00 Taxes: $434.75
20190107-0001764

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-FTB-18-137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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)
James Cale Jones	**First Tennessee Bank National Association**	
(NAME) **137 Five Oaks Dr.**	(NAME) **12195 Metro Parkway, Suite 2**	**107-05-0A-137.00-CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Fort Myers, FL 33966**	
(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, **CULLEN RUADH MURPHY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES CALE JONES, AN UNMARRIED MAN,** 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 Lot No. 137 on the Plan of Five Oaks, formerly The Meadow, a Planned Unit Development of record in Plat Book 5200, Page 355, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cullen Ruadh Murphy, unmarried by Warranty deed from Robert F. Guratzsch, unmarried of record in Instrument No. 20061101-0135330 Register's Office for Davidson County, Tennessee, dated October 31, 2006 and recorded on November 01, 2006. Said property is not the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2018, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 355, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5781, Page 563, Book 5784, page 521, Book 5784, page 563, Book 5757, page 930, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5781, Page 602, Instrument No. 20160212-0013783, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5781, Page 598, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20020605-0068054, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Private Planter of record in Instrument No. 20010312-0023242, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Private Sanitary Sewer of record in Instrument No. 20010312-0023241, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20130118-0006279, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5766, Page 716, 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: **137 Five Oaks Dr., Nashville, Tennessee 37217**.

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 7th DAY OF JANUARY, 2019.

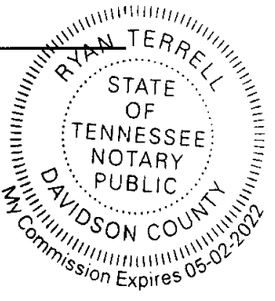
Cullen Ruadh Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CULLEN RUADH MURPHY, 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 7th of January, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



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