Karen Johnson Davidson County
Batch# 200122 DEEDWARR
02/28/2019 08:51:07 AM 2 pgs
Fees: $13.00 Taxes: $3,829.50

20190228-0018077

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,035,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ashleigh H. Richard and Andrew Richard 108 Bellevue South Nashville, TN 37205	**NEW OWNER**	116-14-0-017

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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, Daniel Murphy and Sara Murphy, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ashleigh H. Richard and Andrew Richard, wife and husband, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly half of Lot No. 7 on the Map of Bransford Realty Co.'s and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Book 421, Page 67, Register's Office for said county.

Said part of Lot No. 7 fronts 75 feet on the northerly margin of Bellevue Drive South and extends back 246.5 feet on the westerly line and 248 feet on the easterly line to a dead line in the rear, measuring 65 feet, more or less thereon.

Being the same property conveyed to Daniel Murphy and Sara Murphy, husband and wife by Warranty Deed dated 09/26/2012 from Deena Shapiro Drummond and husband, Frank Drummond of record in Instrument 201209270087989, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 108 Bellevue South, Nashville, TN 37205

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 26th day of February, 2019.

Daniel Murphy

Sara Murphy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel Murphy and Sara Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein contained.

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Witness my hand and official seal, this the 26th of February, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

