WARRANTY DEED

Karen Johnson Davidson County
Batch# 219514 DEEDWARR
04/18/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $621.60
20190418-0035838

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Keeton J Murphy	SEND TAX BILLS TO: OWNER AT PROPERTY	MAP-PARCEL NUMBERS
(NAME) 1824 ISABELLE LN	(NAME) ADDRESS	163160C12500CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shantavia Webb, a married woman** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Keeton J Murphy, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 125 on the Plan of Matlock, Phase 1, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 and 20070705-0080103 and 20100122-0005543 and 20100503-0033517, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shantavia Legette by virtue of that certain Warranty Deed dated June 16, 2010, and being of record at Instrument No. 20100617-0047032 in the Register's Office of Davidson County, Tennessee.

Shantavia Legette having since been married is now known as Shantavia Webb. Gerell Dente Webb joins in this conveyance to transfer any and all marital rights he may have in the above described property as the spouse of Shantavia Webb.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Numbers 20070502-0052533; 20070509-0055599; 20070705-0080153; 20100122-0005543; 020100503-0033517; 20101216-0099939; 20111228-0101458; 20170612-0058618; 20170817-0084468; 20070419-0046798; and 20120209-0011829, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1824 Isabelle Ln Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 17th day of April, 2019.

Shantavia Webb

Gerell Dente Webb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Shantavia Webb and Gerell Dente Webb**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of April, 2019.

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/22

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019