WARRANTY DEED

Karen Johnson Davidson County
Batch# 220064 DEEDWARR
04/22/2019 10:41:20 AM 2 pgs
Fees: $13.00 Taxes: $795.13

20190422-0036319

JM-WR-19-2329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04-06-2020

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)
Joshua Garland McMurray	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
2329 Shadow Lane	**8024 Calvin Hall Road**	**073-05-0-101.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Indian Land, SC 29707**	
(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, **MATTHEW T. RAUM, UNMARRIED AND RICHARD D. RAUM AND WIFE, ELIZABETH A. RAUM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA GARLAND MCMURRAY, UNMARRIED,** 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. 15 on the Map of Riverwood Heights Subdivision, as of record in Book 1835, page 42, Register's Office for said County, and described as follows:

Beginning at a point in the North margin of Shadow Lane, at the corner of Lots 14 and 15; thence with the line between said lots, Northerly 180 feet to a point; thence Easterly 49.55 feet to a point; thence Southeasterly 30.43 feet to a point; being the Northeasterly corner of this lot; thence Southerly 143.33 feet to the beginning of a curve; thence around said curve, Southwesterly 31.42 feet to the North margin of Shadow Lane; thence with the margin of the same, Westerly 55 feet to the beginning.

Being the same property conveyed to Matthew T. Raum, unmarried, Richard D. Raum and wife, Elizabeth A. Raum by Warranty deed from Beverly B. Hultman-Russell, executor of the Estate of Keith H. Bennett, Sr. and Beverly B. Hultman-Russell and Keith H. Bennett, Jr., individually of record in Instrument No. 20081001-0099817 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 01, 2008.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1583, Page 145, 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: **2329 Shadow Lane, Nashville, Tennessee 37216**.

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 17th DAY OF APRIL, 2019.

MATTHEW T. RAUM BY [signature] AS ATTORNEY-IN-FACT
Matthew T. Raum
by Henry Miller as Attorney-in-fact

RICHARD D. RAUM BY [signature] AS ATTORNEY-IN-FACT
Richard D. Raum
by Henry Miller as Attorney-in-fact

ELIZABETH A RAUM BY [signature] AS ATTORNEY-IN-FACT
Elizabeth A. Raum
by Henry Miller as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY MILLER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MATTHEW T. RAUM AND RICHARD D. RAUM AND ELIZABETH A. RAUM, and who acknowledged he/she/they executed the same as the free act and deed of the said MATTHEW T. RAUM AND RICHARD D. RAUM AND ELIZABETH A. RAUM.

Witness my hand and official seal, this the 17th of April, 2019.

[signature]
Notary Public
My Commission Expires: 7/6/20
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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