# WARRANTY DEED

Karen Johnson Davidson County
Batch# 236594 DEEDWARR
05/30/2019 10:58:30 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190530-0051265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Michelle Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-5-2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MH Enterprise, LLC | Owner at owners address | |
| (NAME) | (NAME) | 06904007900 |
| 4654 Clarksville Pike | 4654 Clarksville Pk | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Nashville, TN 37218 | |
| (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, **Leroy Murray and Carrie Murray, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MH Enterprise, LLC**, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR 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. 6 of Block AA on the Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Less and except that part of property conveyed to the State of Tennessee by Warranty Deed of record in Instrument No. 20180403-0031145, Register's Office for Davidson County, Tennessee, more particularly described as follows:**

**Beginning at a point on the present west right of way of State Route 112, said point being 32.07 feet left of proposed centerline station 149+72.46; thence with the present right of way as follows: 1) S 12 deg 11' 40" W 79.11 feet, 2) N 78 deg 19' 51" W 5.00 feet to a point being 38.27 feet left of proposed centerline station 148+93.43; thence with the north boundary of the Frank S. Allen property (State Project 19046 2214-14, Tract 53) N 78 deg 19' 51" W 14.82 feet to a point being 53.50 feet left of proposed centerline station 148+93.59; thence with the proposed right of way N 11 deg 01' 22" E 79.27 feet to a point being 53.50 feet left of proposed centerline station 149+72.86; thence with the south boundary of the Michael Johnson property (State Project 19046-2214-14, Tract 55) S 77 deg 54' 56" E 21.44 feet to the point of beginning, containing 1,634 square feet.**

Being the same property conveyed to Carrie Murray and Leroy Murray, a married couple as tenants in common with full rights of survivorship by Quitclaim deed from Carrie Murray of record in Instrument No. 20170509-0045956 Register's Office for Davidson County, Tennessee, dated May 9, 2017 and recorded on May 9, 2017.

**This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 1130, Page 54 and Instrument No. 20180403-0031145 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.**

This is unimproved _ / improved x property, known as 3921 Clarksville Pike Nashville, TN 37218
(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 29th day of May, 2019.

Leroy Murray

Carrie Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Leroy Murray and Carrie Murray**, 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 29th day of May, 2019.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-25-2019