Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 13911

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420256

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $241,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public
My Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 05-02-2022

Karen Johnson Davidson County
Batch# 255253 DEEDWARR
07/11/2019 11:11:12 AM 2 pgs
Fees: $13.00 Taxes: $895.03
20190711-0067650

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Michael Murphy and Christopher Shawn Coleman 5510 Urbandale Avenue Nashville TN 37209	Movement Mortgage 8024 Calvi - Hall Rd Indian Land, SC 29707	Tax Parcel ID No. 091-10-0-201.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adam H.J. Smith and Shannon Smith, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mary Michael Warren, a single woman and Christopher S. Coleman, a single man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled Section One, Urbandale, of record in Plat Book 1835, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ADAM H. J. SMITH and SHANNON BOND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from MILNITA A. BERRY NOW BEING MILNITA A. SHELTON and husband, BOBBY SHELTON, of record in Instrument No. 20060718-0086477, dated June 30, 2006, said Register's Office.

Shannon Bond having since married and is now known as Shannon Smith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 091-10-0-201.00.

Matters shown on the Plan of record in Plat Book 1835, page 45, said Register's Office.

This is improved property located at 5510 Urbandale Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2019.

Adam H.J. Smith

Shannon Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam H.J. Smith and Shannon Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022