Karen Johnson Davidson County
Batch# 271753 DEEDWARR
08/15/2019 10:07:50 AM 3 pgs
Fees: $18.00 Taxes: $610.50

20190815-0081670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $165,000.00.

Dorothy C. Murphy
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 29th day of July, 2019

NOTARY PUBLIC

My commission expires

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 11-5-2019

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy C. Murphy 7612 Gerald Drive Joelton, TN 37080	Dorothy C. Murphy 7612 Gerald Drive Joelton, TN 37080	015-14-0051-00

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of July, 2019, by and between Brenda C. Moore, a single person, hereinafter called Grantor, and Dorothy C. Murphy, a single person, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, Brenda C. Moore, Grantor, does hereby bargain, sell, transfer and convey unto Dorothy C. Murphy, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7612 Gerald Drive, Joelton, Davidson County, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors and assigns, against the lawful claims of all persons whomsoever.

Gender and Number. Words used herein indicating gender and number shall be read as the context may require.

WITNESS the hand and seal of Grantor on the day and year first above written.

Brenda C Moore

BRENDA C. MOORE, GRANTOR

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brenda C. Moore, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 29th day of July, 2019.

Howard M. Skipworth

NOTARY PUBLIC

My commission expires: HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2019

NOTE TO REGISTER:
Upon recording, please return
the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 7 of William Hills, Section 2, of record in Plat Book 4460, Page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brenda C. Moore by deed from Dorothy C. Williams Murphy, of record in Instrument No.: 20120817-0074028, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. ALL REAL PROPERTY taxes for the year 2019 and subsequent years, A LIEN, not yet due and payable (MAP-PARCEL No. 015-14-0051-00). 2018 real property taxes have been paid.
2. Any and all other matters appearing of record.