WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$415,000.00~~ $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 302728 DEEDWARR
10/18/2019 02:39:29 PM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20191018-0106990

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191258TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Murphy	Jonathan Murphy	
(NAME)	(NAME)	
920 Morrison Street	920 Morrison Street	092-04-0-245.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MARTIN N. LEWIS AND DANIEL N. LEWIS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN MURPHY, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEES, 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 11 in Johnson Bransfords Subdivision of three parts of Lot 158 of Judge John McNairys Mansion House Tract, situated in Nashville, of record in Book 161, page 146 and described as follows:

Beginning at a point on the East side Morrison Street about 330 feet South of the intersection of Jackson and Morrison Streets, and extending Southerly along Morrison Street, 35 feet to a point; said lot so fronting 35 feet on the East side of Morrison Street extends back between parallel lines and with the Northern margin of Lot 10 in said plan, 135 feet, more or less, to an alley in the rear.

Being the same property conveyed to Martin N. Lewis and Daniel N. Lewis, joint tenants with rights of survivorship by Bankruptcy Trustee's deed from John C. McLemore, Trustee in Bankruptcy of record in Instrument No. 20170823-0086408 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 23, 2017.

unimproved ☐
This is improved ☒ property, known as 920 Morrison Street, Nashville, TN 37208
(House No.) (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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 161 PAGE 146, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-CR-19-920

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Martin N. Lewis and Daniel N. Lewis this 11th day of October, 2019.

Martin N. Lewis

Daniel N. Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11 day of October, 2019, before me personally appeared Martin N. Lewis and Daniel N. Lewis to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11 day of October, 2019.

Commission Expires: 8.4.2020

Notary Public

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY