Karen Johnson Davidson County
Batch# 304032 DEEDWARR
10/22/2019 09:58:37 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20191022-0108030

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$287,500.00** (Two Hundred Eighty Seven Thousand Five Hundred).

AFFIANT

Subscribed to and sworn before me this 21st day of October, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-6-22 (NOTARY SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PREPARED BY:
BANKERS TITLE & ESCROW CO
3310 WEST END AVE
NASHVILLE, TN 37203

RETURN TO:

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Evan Sanders and Taylor Sanders 610 River Rouge Drive Nashville, TN 37209-1681	Churchill Mortgage Corporation 761 Old Hickory Blvd. Ste 400 Brentwood, TN 37027	09015005000

WARRANTY DEED

FOR AND IN 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, I/WE, **KEITH MURRAY AND SPOUSE, SUSAN RODGERS,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **EVAN SANDERS AND TAYLOR SANDERS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being all of Lot No. 295, Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith Murray and spouse, Susan Rodgers by deed from 5703 Building, LLC, a Tennessee limited liability company, of record in Instrument No. 20071009-0120183, dated October 5, 2007 and recorded October 9, 2007, Register's Office for Davidson County, Tennessee.

Being also known as 610 River Rouge Drive, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **610 RIVER ROUGE DRIVE** **NASHVILLE, TN 37209-1681**

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

LTSR Number: 5

GTE File: 2019085351

WITNESS, this 21st day of October, 2019

Keith Murray

Susan Rodgers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of October, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Keith Murray and Susan Rodgers** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of October, 2019.

Notary Public

Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023