Prepared by ~~& Return to:~~
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0653S-19

Karen Johnson Davidson County
Batch# 332551 DEEDWARR
12/19/2019 03:07:37 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20191219-0131232

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

CHRISTY FIELDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-16-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2019

Notary Public
My Commission Expires: 8.16.20

Address of New Owner	Send Tax Bills To:	
Courtney Hunter Lawrence Crane-Moscowitz 1032 W. Greenwood Ave Nashville, TN 37206	JPMorgan Chase Bank, N.A. 1111 Polaris Parkway Columbus, OH 43240-2050	Map/parcel: 083-01-0-075.00

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

Mary Heather McGarry a/k/a Heather Cole McGarry and Patrick D. McGarry a/k/a Declan McGarry, husband and wife, and Holly B. Cole, an unmarried person

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney Hunter and Lawrence Crane-Moscowitz, a married couple

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:

Land in Davidson County, Tennessee, being all of Lot No. 12 on the Map of Jones & Bradford's Sub of Land, of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Heather McGarry a/k/a Heather Cole McGarry and Patrick D. McGarry a/k/a Declan McGarry, husband and wife, and Holly B. Cole, an unmarried person, by Quitclaim Deed from Declan McGarry and wife, Heather Cole McGarry, dated 3/6/15 and recorded 3/11/15 in Instrument No. 20150311-0020885; and being the same property previously conveyed to Declan McGarry and wife, Heather Cole McGarry by Warranty Deed from Carol Lynne Bowers, unmarried, dated 3/22/13 and recorded 3/26/13 in Instrument No. 20130326-0029642, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-NRED-191032

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1032 W. Greenwood Ave Nashville, TN, 37206

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 I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of December, 2019

Mary Heather McGarry a/k/a Heather Cole McGarry

Patrick D. McGarry a/k/a Declan McGarry

Holly B. Cole

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within, Mary Heather McGarry a/k/a Heather Cole McGarry and Patrick D. McGarry a/k/a Declan McGarry, husband and wife, and Holly B. Cole, an unmarried person with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 16th day of December, 2019

Notary Public

My Commission Expires: 8.16.20

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020