Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
770

Karen Johnson Davidson County
Batch# 399220 DEEDWARR
05/12/2020 12:15:31 PM 2 pgs
Fees: $13.00 Taxes: $884.30

20200512-0049143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia L. Elmore, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin D. Murphy, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 246 on the Resubdivision of Lots 245 and 246 of The Village of Old Hickory, Section B, of record in Plat Book 11190, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete and accurate description thereof.

Being the same property conveyed to Cynthia L. Elmore by deed from Sandra L. Shappley and husband, Donald R. Shappley, dated May 29, 2003, of record in Inst. No. 20030604-0076889, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1206 Cleves Street, Old Hickory, TN 37138.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Kevin D. Murphy
1206 Cleves Street
Old Hickory, TN 37138

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
053-03-0-037.00

WITNESS THE EXECUTION HEREOF this 7 day of May, 2020.

Cynthia L. Elmore

Cynthia L. Elmore

State of Georgia
County of Carroll

On this 7 day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cynthia L. Elmore, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Kaylie C Waller

Notary Public

My Commission Expires: July 30 2022

KAYLIE C. WALLER NOTARY PUBLIC EXP. July 30, 2022 CARROLL COUNTY, GA

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 239,000.00.**

M. Spitzfaden

Affiant

Sworn and subscribed before me on this the 11th day of May, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021