Karen Johnson Davidson County
Batch# 474403 DEEDWARR
09/11/2020 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $843.60
20200911-0104058

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Henersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $228,000.00. Affiant
TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 2021 STATE OF TENNESSEE	Subscribed and sworn to before me, this 11 day of September, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Courtney Dale Murphy 905 Weeping Willow Way Goodlettsville, TN 37075	New Owner	033-10-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Karen A. White-Cunningham, a married woman, the "Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Courtney Dale Murphy, a single woman, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of First Revision, Willlow Village of record in Instrument Number 20000706-0067000, 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 Karen A. White, an unmarried woman by Warranty deed from Deutsche Bank National Trust Company, as trustee under the Pooling and Servicing Agreement dated as of November 1, 2005, GSAMP Trust 2005-HE5 of record in Instrument No. 20080624-0064907 Register's Office for Davidson County, Tennessee, dated June 19, 2008 and recorded on June 24, 2008.

Karen A. White and Karen A. White-Cunningham are one in the same.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10 day of September 2020.

Karen A. White-Cunningham

Karen A. White-Cunningham

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 10 day of September, 2020, before me personally appeared Karen A. White-Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10 day of September 2020.

Traci Sellers

Notary Signature

My commission expires:

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

Certificate of Authenticity

I, Traci Sellers, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a truce and correct copy of the original documents executed and authenticated according to law.

Traci Sellers
Signature

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, Patti B Garner, a notary public for this county and state, Traci Sellers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti B Garner
Notary

My Commission Expires:
6/19/2023

