Karen Johnson Davidson County Batch# 489885 DEEDWARR 10/06/2020 10:34:14 AM 2 pgs Fees: $13.00 Taxes: $932.40 20201006-0115547	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$252,000.00.** MSPattyNagle Affiant Subscribed and sworn to before me, this the 28 day of September, 2020. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN MICHAEL NOLAN AND ROBYN NICOLE DELL'UNTO	NEW OWNER	051 12 0 063.00
1218 Argle Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LAUREN L. DOUGALL and STUART P. MURPHY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
RYAN MICHAEL NOLAN, A MARRIED MAN AND ROBYN NICOLE DELL'UNTO, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 50, as shown on the map entitled Morningside Heights, Section One, of record in Plat Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LAUREN L. DOUGALL and STUART P. MURPHY, WIFE AND HUSBAND, by deed from THE BARTON TRUST DATED AUGUST 22, 2014, of record in Instrument No. 20150921-0095644, dated September 10, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 1218 Argle Avenue, Madison, TN 37115.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

Witness my/our hand(s) this 28th day of September, 2020.

LAUREN L. DOUGALL

STUART P. MURPHY

State of Tennessee)

County of Davidson)

On this 28th day of September, 2020, before me personally appeared, **LAUREN L. DOUGALL and STUART P. MURPHY, WIFE AND HUSBAND**, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5-9-2023

Notary Public

