WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

JM-SB-BMR-20-649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 497598 **DEEDWARR**
10/16/2020 02:26:08 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20201016-0120864

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Riner **Morgan Murray**	**Legacy Home Loans, Secretary of Hud**	
(NAME) **649 Roosevelt Avenue**	(NAME) **4004 Hillsboro Pk. Ste. 216B**	**043-06-0-333.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH B LOCKMAN AND FELIX JAMES LOCKMAN, WIFE AND HUSBAND AND ELIZABETH JANNEY LOCKMAN, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS RINER, SINGLE AND MORGAN MURRAY, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Madison Park Subdivision, Section 8 of record in Plat Book 4300, Page 117, 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 Elizabeth Janney Lockman, unmarried woman, as to a one-half undivided interest and Felix James Lockman and Elizabeth B. Lockman, husband and wife, as to a one-half undivided interest, as tenants in common with right of survivorship by Warranty deed from George Brandt, a married man, and Eric Sox, a married man of record in Instrument No. 20170619-0061058 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 19, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 4300, Page 117, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4532, Page 300, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **649 Roosevelt Avenue, Madison, Tennessee 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(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. 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 the 14th DAY OF OCTOBER, 2020.

Elizabeth B Lockman by Paul Hinman as Attorney-in-fact
Elizabeth B Lockman
by Paul Hinman as Attorney-in-fact

Felix James Lockman by Paul Hinman as Attorney-in-fact
Felix James Lockman
by Paul Hinman as Attorney-in-fact

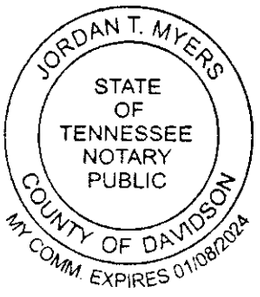
Elizabeth Janney Lockman by Paul Hinman as Attorney-in-fact
Elizabeth Janney Lockman
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH B LOCKMAN AND FELIX JAMES LOCKMAN AND ELIZABETH JANNEY LOCKMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH B LOCKMAN AND FELIX JAMES LOCKMAN AND ELIZABETH JANNEY LOCKMAN.

Witness my hand and official seal, this the 14th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212