WARRANTY DEED

Karen Johnson Davidson County
Batch# 566074 DEEDWARR
02/02/2021 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,024.90
20210202-0014955

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,000.00.

Affiant

Subscribed and sworn to me on February 1, 2021.

NOTARY PUBLIC

My Commission Expires: 05/22/23

TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File # 34197

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bethany White 232 Nunley Drive Nashville, TN 37211	CrossCountry Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	133-07-0-292.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Patty S. Murrell n/k/a Patricia S. Hibbett and her husband, Howard Hibbett**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Bethany White, an unmarried woman,** hereinafter called **"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. 111 on the Plan of Valley View Meadows, Section Three of record in Plat Book 3700, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 111 fronts 80.0 feet on the Northerly margin of Nunley Drive and extends back 253.41 feet on the Westerly line and 229.75 feet on the Easterly line to a dead line in the rear measuring 81.26 feet thereon.

Being the same property conveyed to Patty S. Murrell, a single person by Warranty deed from Eric M. Chazen, a single person of record in Book 8828, page 521, Register's

Office for Davidson County, Tennessee, dated December 29, 1992 and recorded on December 31, 1992.

Being also known as 232 Nunley Drive Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. **Subject to all matters shown on the Plan of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee.**

2. **Restrictions of record in Book 3673, Page 3770, Book 4082, Page 106 and Book 4065, Page 227, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.**

3. **Taxes for the year 2021, and all subsequent years, a lien due and payable but not yet delinquent.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 1st day of February, 2020.

Patty S. Murrell 2/5/20 Patricia S. Hibbett

Patty S. Murrell n/k/a Patricia S. Hibbett

Howard Hibbett spouse of Patricia S. Hibbett

Howard Hibbett, spouse of Patricia S. Hibbett

Howard Hibbett hereby joins in on this conveyance to convey any marital interest he may have in the subject property.

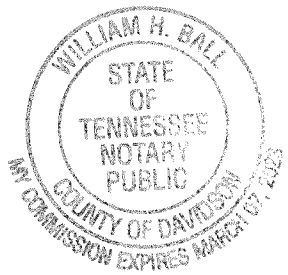
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Patty S. Murrell n/k/a Patricia S. Hibbett and her husband, Howard Hibbett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this 1ST day of February, 2021.

Notary Public, State of Tennessee

My Commission Expires: March 7, 2023



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Traci Newby

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires:

Notary Public

