WARRANTY DEED

Karen Johnson Davidson County
Batch# 671698 **DEEDWARR**
07/06/2021 03:10:39 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210706-0090862

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2021

Notary Public

MY COMMISSION EXPIRES:

GREGORY RYAN HICKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-07-2024 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Holloway Erin Holloway	First Community Mortgage	180040A06700CO
(NAME)	(NAME)	
2300 Forest Lake Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Grace Lee Murphy and spouse, Sarah Elizabeth Seepe,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keith A. Holloway and Erin E. Holloway, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 78 on the Plan of Revision One, Section Three, Highland Creek as shown by plat of record in Instrument #200307160099524, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grace Lee Murphy and spouse, Sarah Elizabeth Seepe by Warranty Deed from Katherine S. O'Connor, unmarried, dated November 5, 2020 and recorded on November 16, 2020, of record in Inst. No. 20201116-0135133, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2300 Forest Lake Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 our hands this 1st day of July, 2021.

Grace Lee Murphy

Sarah Elizabeth Seepe

State of Tennessee
County of Rutherford

Personally appeared before me Grace Lee Murphy and Sarah Elizabeth Seepe, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2021.

Notary Public Jenny Averhoff
My Commission Expires: 9-19-2022

File No.: 2322

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY