WARRANTY DEED

Karen Johnson Davidson County
Batch# 698828 DEEDWARR
08/17/2021 11:02:56 AM 2 pgs
Fees: $13.00 Taxes: $3,589.00

20210817-0111020

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $970,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Armstrong Linnville and Mark Carideo Linnville	New owner	
(NAME) 4109 Murphy Road	(NAME)	103 -08-0Q 001.00 CO AND 002.00 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID N. RAMSEY, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEREDITH ARMSTRONG LINNVILLE AND MARK CARIDEO LINNVILLE, WIFE AND HUSBAND,** 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:

TRACT 1: Land in Davidson County, Tennessee, being Unit A on the Plan of Homes at 4109 Murphy Road as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4109 Murphy Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to David N. Ramsey by Warranty Deed from Christopher D. Eastgate and wife, Jodi Chipps Eastgate, of record in Instrument No. 20200612-0060523 Register's Office for Davidson County, Tennessee

TRACT 2: Land in Davidson County, Tennessee, being Unit B on the Plan of Homes at 4109 Murphy Road as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4109 Murphy Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200612-0060525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bradley J. Bars by deed from David N. Ramsey of record in Instrument No. 20200629-0070278, Register's Office for Davidson County, Tennessee. Bradley J. Bars conveyed his interest in said property to David N. Ramsey by Quitclaim Deed of record in Instrument No. 20210817-0111019, said Register's Office. This has never been the marital residence of Bradley J. Bars.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4109 Murphy Road, Nashville, TN 37209
(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 my hand this 13th day of August, 2020

DAVID N. RAMSEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David N. Ramsey, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of August, 2020.

Commission expires:

Notary Public