Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Prepared by:
Record and Return to:
Chapman & Cutler Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2021.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 747577 **DEEDWARR**
11/02/2021 10:27:38 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50

2021-583 20211102-0146461

Address of New Owner:	Send Tax Bills to:	Tax Information:
James S. Murphy and Darla J. Murphy		
328 Fieldcrest Drive	New Owner	146-08-0-149.00
Nashville, TN, 37211		

WARRANTY DEED

For and in 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, we

Nathan Dean Douglas Jr. and wife, Jessica Douglas,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James S. Murphy and Darla J. Murphy, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 424 on the Map of Crieve Hall Estates, Section Six of record in Plat Book 2331, Page 1, in the Register's Office of said county.

Said Lot Number 424 fronts 103 feet on the North side of Fieldcrest Drive and Extends back between lines 150 feet on the East lines and 192.7 feet on the West line to a dead line in the rear, measuring 95.4 feet, theron.

Being the same property conveyed to Nathan Dean Douglas Jr., and wife Jessica Douglas by deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20150326-0025973 Register's Office for Davidson County, Tennessee, dated March 11, 2015 and recorded on March 26, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **328 Fieldcrest Drive, Nashville, TN 37211.**

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 29th day of October, 2021.

Nathan Dean Douglas Jr.

Jessica Douglas

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 Nathan Dean Douglas, Jr. and Jessica Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

