Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-107(**
Portland, Tennessee 37148

Karen Johnson Davidson County
Batch# 814793 **DEEDWARR**
03/03/2022 11:38:33 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20220303-0024365

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Christopher Dale Murphy and Jennifer B. Murphy, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Kelsey A Livingston, unmarried, and Gregory J Livingston and Shannon E Livingston, husband and wife, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 of Block 3, on the Plan of Berryville, as shown on plat of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said lot fronts fifty (50) feet on the East side of Hadley Road, and extend back Eastwardly, one hundred and fifty (150) feet to an alley fifteen (15) feet wide.

Included in the above conveyance but expressly excluded is the following:

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interfere with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the north boundary of the William C. Burnett property and the east margin of Old Hickory Boulevard, thence along the said east margin, North 14 degrees 21 minutes 20 seconds West 50 feet, more or less, to a point; thence South 75 degrees 39 minutes East 15 feet, more or less, to a point; thence South 14 degrees 21 minutes 20 seconds East 50 feet, more or less, to a point in the said north boundary; thence along the said north boundary, South 75 degrees 39 minutes West 15 feet, more or less, to the point of beginning and containing 750 square feet and being part of the property conveyed to William Lane and wife, Lillian Lane of record in Book 876, Page 609, Register's Office for Davidson County, Tennessee.

This is the same property designated as Map 016, Group 013, Parcel 014.00 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Christopher Dale Murphy and Jennifer B. Murphy, husband and wife, by Quitclaim Deed from Christopher Dale Murphy, now married to Jennifer B. Murphy, of record at Instrument No. 20200121-0006724, Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to all matters as shown on plat of record in Plat Book 421, Page 117; subject to restriction of record at Instrument No. 20200121-0006724; subject to Right of way deed for highway purposes of record in Book 5554, Page 523 and subject to easements for sanitary sewers and storm drainage of record in Book 10782, Page 393, all in the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2022** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 1st day of March, 2022.

Christopher Dale Murphy

Jennifer B. Murphy

State of Tennessee
County of Sumner

On this the 1st day of March, 2022, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Christopher Dale Murphy and Jennifer B. Murphy to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

JESSICA J HUNTER STATE TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 2/7/2025

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $245,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 1st day of March, 2022.

Notary Public

My Commission Expires: 1-6-25

MAIL TAX BILLS AND DEED TO:

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Gregory J Livingston
4320 Old Hickory Blvd.
Old Hickory, TN 37138

File No.: 2213469

M. CATHERINE CLEARWATERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY