WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/01 12:14 2pgs
Fees:13.00 Taxes:358.90

20010703-0070492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: 07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damian P. Roberts Tina D. Roberts (NAME)	Countrywide Home Loans, Inc. (NAME)	Map 65-13
4713 Cascade Drive (ADDRESS)	P.O. Box 10212 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Van Nuys, CA 91410 (CITY) (STATE) (ZIP)	Parcel 59

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, WE,
David W. Murphy and Wife, Roxeanna I. Murphy, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Damian Roberts and Wife, Tina D. Roberts, 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. 305 on the Plan of Section Four Sherwood Forest, as of record in Plat Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David W. Murphy and Wife, Roxeanna I. Murphy by deed from Travelers Mortgage Services, Inc. through Travelers Relocation Company Division, of record in Deed Book 8038, page 171, Register's Office for said County.

Mary E. Bacon executed this instrument on behalf of David W. Murphy and Wife, Roxeanna I. Murphy pursuant to a Power of Attorney of record in Instrument Number 20010703-0070491 Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 4704, Page 448, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 4713 Cascade Drive, Old Hickory, TN 37138
(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/our hand(s) this 29th day of June, 2001.

David W. Murphy by
Mary Bacon, Attorney-in-fact
David W. Murphy

Roxeanna I. Murphy by
Mary Bacon, Attorney-in-fact
Roxeanna I. Murphy

STATE OF Tennessee
COUNTY OF Wilson

On this the 6/26/2001, before me personally appeared Mary E. Bacon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David W. Murphy and Wife, Roxeanna I. Murphy, and who acknowledged that they executed the same as the free act and deed of the said David W. Murphy and Wife, Roxeanna I. Murphy by virtue of that Power of Attorney, duly executed by the said David W. Murphy and Wife, Roxeanna I. Murphy and appearing of record in Instrument Number 20010703-0070491, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Hermitage, this 26th dya of June, 2001

My Commission Expires: 3/28/05

TRACEY TRIPHOUR NOTARY PUBLIC AT LARGE TENN

Notary Public

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David W. Murphy and Wife, Roxeanna I. Murphy the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/26/2001

My Commission Expire:_____ _____

File Number2105303
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122