WARRANTY DEED

Record & Return To:
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2001.

Notary Public

MY COMMISSION EXPIRES: 12/4/2004

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/07/01 11:20 2pgs
Fees:13.00 Taxes:591.63

20010907-0097308

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Kavin	PHH Mortgage Services	Map 171-2-A-108.00
(NAME) 227 Glenstone Circle	(NAME) 3000 Leadenhall Rd.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Mt. Laurel, NJ. 08054	
(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, WE, Richard L. Murphy and Wife, Pamela S. Murphy, and Mona Webster, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joshua Kavin , and Wife, Emily Kavin, 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 Unit No. 108, on the plan of Brentwood Villa , Phase 3B as shown by plat of record in Plat Book 6900, page 4, and amended in Book 6900, Page 329, 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 Richard L. Murphy and Wife, Pamela S. Murphy and Mona Webster, unmarried by deed from Dorothy M. Shepherd, unmarried of record as Instrument No. 2000051600, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 227 Glenstone Circle, Brentwood, TN 37027

(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 31st day of August, 2001.

Mona Webster by Mary Frances Rudy attorney in fact
Mona Webster, by Mary Frances Rudy, her Attorney In Fact

Richard L Murphy by Mary Frances Rudy attorney in fact
Richard L. Murphy by Mary Frances Rudy, his Attorney in Fact

Pamela S. Murphy by Mary Frances Rudy attorney in fact
Pamela S. Murphy, by Mary Frances Rudy, her Attorney in Fact.

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 Mary Frances Rudy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Richard L. Murphy, Pamela S. Murphy and Mona Webster and acknowledged that such person executed the same as the free act and deed Richard L. Murphy, Pamela S. Murphy and Mona Webster the within named bargainors.

Witness my hand and Official seal this 8/31/2001

My Commission Expire 7-20-2003

Notary Public



File Number: 12108075

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Brentwood, Tennessee 37027