WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 06/19/03 09:39 2pgs
Fees:13.00 Taxes:1147.00

20030619-0084633

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0264

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Hanson	Steven P. Hanson	131-09-0-032.00
(NAME)	(NAME)	
1716 Shackleford Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, Marilyn L. Murphy, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven P. Hanson and [redacted] Paulette Osborne* 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:

* both unmarried, as Tenants in Common -

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Seven Hills, Section 3, as of record in Plat Book 2663, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marilyn L. Murphy by Warranty Deed from Vander E. Harris and wife, Janie G. Harris, dated October 18, 1990, Register's Office for Davidson County, Tennessee.

Wayne Roland Brown joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Marilyn L. Murphy.

Marilyn Murphy executes this Warranty Deed for and on behalf of himself and Wayne Roland Brown pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20030619-0084632 _____.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1613 Harding Place, Nashville, TN 37215

(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 6th day of June, 2003.

Marilyn L. Murphy

Wayne Roland Brown by Marilyn Murphy Attorney in Fact

Marilyn Murphy Brown
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 Marilyn L. Murphy, the bargainor (s), 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 Brentwood, Tennessee this 6th day of June, 2003.

Commission expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Marilyn Murphy, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Wayne Roland Brown, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Wayne Roland Brown. Witness my hand and Notarial Seal this 6th day of June, 2003.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212