5813

WARRANTY DEED

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$163,000.00**

X Kenneth I Bruce / Donna K Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 2003.**

Jennifer Fisher
Notary Public

MY COMMISSION EXPIRES: **February 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth I Bruce	**Franklin American Mortgage Company**	**150-3-430**
(NAME)	(NAME)	
3529 Thornehill Drive	**501 Corporate Centre Drive #400**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Franklin, TN 37067**	
(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, **Dennis J Murphy and wife Mary L Murphy**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth I Bruce and wife Donna K Bruce**, 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:

Land in Davidson County, Tennessee, being Lot No. 476 on the Plan of The Country Subdivision, Section Ten of record in Plat Book 6900, Page 394, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Dennis J Murphy and wife Mary L Murphy** by deed of record in Book 871, Page 624, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record

This instrument is executed on behalf of Dennis J. Murphy by Mary L. Murphy as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20031003-0146393, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **3529 Thornehill Drive, Antioch, TN 37013**

(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.

Davidson County DEEDWARR
Recvd: 10/03/03 11:31 2pgs
Fees:13.00 Taxes:603.10
20031003-0146394

Witness **my/our hand(s)** this **30th day of September, 2003**.

Dennis J Murphy by Mary L. Murphy Attorney in Fact

Dennis J Murphy

Mary L. Murphy by Denise Murphy Attorney in Fact

Mary L Murphy

State of Tennessee County of Davidson

On this 30th day of September, 2003 before me personally appeared Mary L. Murphy, the person who executed the foregoing instrument on behalf of Dennis J. Murphy, and acknowledged that Mary L. Murphy executed the same as the free act and deed of the said Dennis J. Murphy, through Power of Attorney granted Mary L. Murphy, by the said Dennis J. Murphy.

Jennifer Fisher

Notary Public

Commission Expires: 2/20/07

