WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/20/04 11:33 3pgs
Fees:18.00 Taxes:675.25
20040820-0100839

THIS INSTRUMENT WAS PREPARED BY:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Murphy	Steve Murphy Prime Trust Bank	171 03-0-B 198
(NAME) 601 Old Hickory Blvd. 4	(NAME) P.O. Box 210618	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville TN 37221	
(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, Ray W. Hester and Robert Daniel Hester, as tenants in common , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Murphy , 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. 4 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Six, as of record in Plat Book 9700, Pages 953 and 954, 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 Ray W. Hester by Warranty Deed dated June 4, 2002 from Juan Ernesto Rodriguez, unmarried of record in Instrument No. 20020613-0072294, Register's Office for Davidson County, Tennessee. The said Ray W. Hester having since quitclaimed a 14.23% interest in said property to Robert Daniel Hester, to reflect as tenants in common by Quitclaim Deed of record in Instrument No. 20021230-0162057 and an additional 14.23% interest by Quitclaim Deed recorded in

Continued on next page.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. 4, 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 16th day of August, 2004.

Ray W. Hester by Robert D. Hester his Attorney in Fact

Ray W. Hester

Robert Daniel Hester

State of Tennessee
County of Williamson

On this the 16th day of August, 2004, before me, R. Mark Dougall, the undersigned officer, personally appeared Robert Daniel Hester, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Ray W. Hester, and acknowledged that he/she executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: 9.16.07

Notary Public

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert Daniel Hester the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/16/2004

My Commission Expires: 9.16.07

Notary Public

R. MARK DOUGALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

File Number2407480
RETURN TO:
Cumberland Title Company
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Brentwood, TN 37027

Continuation of Legal

Instrument No. 20040102-0000119, all of record in the Register's Office for Davidson County, Tennessee.