WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/15/05 10:58 2 pgs
Fees:13.00 Taxes:381.10
20050215-0017075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2005.

Notary Public

MY COMMISSION EXPIRES 3/15/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC , 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Bobby R Murphy	Bobby R. Murphy	
(NAME)	(NAME)	
648 West Green Lane	648 West Green Lane	49-00-127
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No. 20050394

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Emma M. Murphy** ~~and wife,~~ hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bobby R. Murphy** ~~and wife,~~ hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ☐

This is improved ☒ property, known as 648 West Green Lane, Nashville, TN 37207

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 11th day of February, 2005.

Emma M. Murphy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Emma M Murphy ~~and wife~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Emma M. Murphy ~~and wife~~ executed the within instrument for the purposes therein contained

Witness my hand and official seal at Springfield, Tennessee this 11th day of February, 2005.

Commission expires 3/15/05

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1015039

EXHIBIT A

Land in the 12th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block A of the unrecorded plan of the Jack Burton Subdivision and described according to a survey made by Hickerson and Hickerson, Engineers, dated Dec. 22, 1960, as follows:

Beginning at a point in the northerly margin of West Green Lane, formerly Smith's Lane, 1410 feet more or less from the westerly margin of White's Creek Pike; thence north 12° west 255 feet to an iron pin; thence south 89° 56' east 100 feet to an iron pin; thence south 11° 47' east 260 feet along the westerly margin of the G. H. Gregory property to the northerly margin of said West Green Lane; thence westerly along the northerly margin of said West Green Lane, 100 feet to the point of beginning.

Property commonly known as: 648 West Green Lane, Nashville, Davidson Co., TN 37207

BEING all of the same property conveyed to J. C. Murphy and wife, Emma M. Murphy by Warranty Deed from George H. Sprinkles and wife, Teresia Miller Sprinkles, dated October 2, 1965 and filed of record in Book 3942, Page 215, Register's Office for Davidson County, Tennessee. The said J. C. Murphy having since died on August 15, 2001, leaving Emma M. Murphy sole owner.