File No. 260400585

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/06 09:19 2 pgs
Fees:13.00 Taxes:555.00
20060601-0064198

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$150,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006.

Daphne M. Davis
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-14-09

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Murray (NAME)	New Century Mtg. Corp. (NAME)	150-2 318
3225 Bluewater Trace (ADDRESS)	3109 W. MLK Blvd. #300 (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Tampa, FL 33607 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Matthew E. Hansel, and Wife, Janet L. Hansel, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Murray and Allison Murray, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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. 11 on the Plan of Castlegate , Section Five, as of record in Plat Book 5200, Page 637, 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 Ernie Hansel and wife Janet Hansel by deed from Debi S. Belmonte Gibbs of record in Instrument No. 20030926-0142723, Register's Office for said County.

Subject to all matters as set forth per Plat Book 5200, Page 637, Register's Office of said County.

Restrictive Covenants of record in Deed Book 6597, Page 362, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 3225 Bluewater Trace, Nashville, TN 37217
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2006.

Matthew E. Hansel

Janet L. Hansel

STATE OF TN

COUNTY OF ~~WILSON~~ Sevier

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

Witness my hand at office this 24th day of May, 2006.

Commission expires: 8-12-08

Notary Public

WANDA S. OGLE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

File Number: 260400585

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122