WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Bradley M Hendrix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

KAREN McCALLA NOTARY PUBLIC WILLIAMSON COUNTY, TN

Karen McCalla
Notary Public

MY COMMISSION EXPIRES: 6-19-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 303 Center Ave. Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY M. HENDRIX	1st Trust Bank for Savings	064-08-0-002-00
(NAME)	(NAME)	
4836 CASCADE DRIVE	383 Johnny Cash Parkway	
(ADDRESS)	(ADDRESS)	
OLD HICKORY, TN 37138	Hendersonville, TN 37075	
(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, It, **ESTATE OF CLIFTON MURPHY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY M. HENDRIX, unmarried DAWN BARKER, unmarried,** 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 295, PLAN OF SHERWOOD FOREST, SECTION 4, as shown on plat of record in Plat Book 4460, Pages 182 & 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clifton Murphy and wife, Carrie L. Murphy by Warranty Deed from E. W. Wilkerson and Harry D. Bass, recorded on the 21st day of October, 1991 in Deed Book 8467, Page 436, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Clifton Murphy, upon the death of his wife, Carrie L. Murphy, deceased, by reason of their Tenancy by Entirety.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2007 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 4836 CASCADE DRIVE, OLD HICKORY, TN 37138

(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: 12/27/06 15:40 2 pg
Fees:13.00 Taxes:495.43
20061227-0159611

Witness my hand this 15th day of December, 2006.

ESTATE OF CLIFTON MURPHY

By: Janet Murphy Stanfield

Janet Murphy Stanfield, Co-Executrix

By: Delora M Huskey Slade

Delora M. Huskey Slade, Co-Executrix

STATE OF Tennessee

COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Janet Murphy Stanfield and Delora M. Huskey Slade as Co-Executrixs of The ESTATE OF CLIFTON MURPHY with whom I am personally acquainted and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 15th day of December, 2006.

Commission expires: 6-19-07

Karen McCalla

Notary Public

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN