WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/07 09:28 2 pgs
Fees:13.00 Taxes:399.60
20070202-0013752

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 3, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve Rainey		Map 73-3
(NAME)	(NAME)	
6014 Bluewater Dr	NEW OWNER	
(ADDRESS)	(ADDRESS)	Parcel 57.00
Lebanon, TN 37087		
(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, Stephan Randall Murray and Thomas Anthony Murray, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve Rainey, 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. 164 on the Plan of Sutherland Heights, Section IV, as shown of record in Book 2854, Page 43, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Thomas Monroe Murray and wife, Virginia Newton Murray by deed from Ronald S. Zeitlin and wife, Elaine S. Zeitlin filed of record in Book 2995, Page 79, Register's Office of Davidson County, Tennessee. Thomas Monroe having died intestate on August 27, 1973 leaving Virginia Newton Murray as the surviving tenant by the entirety, then Virginia Newton Murray having died intestate on 9-5-97, leaving Stephan Randall Murray and Thomas Anthony Murray as her only heirs at law.

Power of Attorney filed of record as Instrument No 20070202-0013751, said Register's Office.

Subject to all matters as shown on plat of record in Book 2854, Page 43, Register's Office of Davidson County, Tennessee.

Subject to a sewer and drainage easement in favor of Metropolitan Government as shown of record in Book 7586, Page 455, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2841 McGavock Pike, Nashville, TN 37214

(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 our hands this 31st day of January, 2007.

Stephan Randall Murray

Attest: Thomas Anthony Murray by Stephan Randall Murray
Thomas Anthony Murray, by Stephan Randall Murray
as his attorney in fact AS HIS ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Stephan Randall Murray, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2007.

Commission expires: May 3, 2010

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Delaina D. Scoby Notary Public

STATE OF TENNESSEE

COUNTY OF WILSON

On this 1/31/2007, before me personally appeared Thomas Anthony Murray by Stephan Randall Murray as his Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas Anthony Murray, and acknowledged that such person executed the same as the free act and deed of Thomas Anthony Murray.

Witness my hand and official seal at Mt. Juliet, Tennessee this 31st day of January, 2007.

Commission expires: May 3, 2010

DELAINA D. SCOBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY

Delaina D. Scoby Notary Public