WARRANTY DEED

File Number: 70567

Davidson County DEEDWARR
Recvd: 07/01/08 14:45 2 pgs
Fees:13.00 Taxes:6012.50

20080701-0067947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES: May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leif Murphy	SAME	116-02-0b-051.00
(NAME)	(NAME)	
4909 Maymanor Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, Lee O. Molette II and Kelli A. Molette, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leif Murphy and wife, Paula H. 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:

Land in Davidson County, TN, Being Lot No. 56 on the Plan of Hill Place, of record in Plat Book 7900, page 913, Book 7900, page 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38 and Surveyor's Certificate of Correction of record in Book 11518, page 393, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lee O. Molette, II and wife, Kelli A. Molette by deed from Douglas W. Daniel and wife, Tina D. Daniel of record on December 13, 1999 in Instrument Number 19991213-0302324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following; All matters appearing on the Plan of record in Plat Book 7900, page 913, Book 7900, page 923 thru 932, corrected in Book 9854, page 235, Book 10058, page 112, and Book 10270, page 38 and Surveyor's Certificate of Correction of record in Book 11518, page 393,; restrictions of record in Book 9645, page 85 and as amended in Book 9658, page 19, Book 10872, page 520 and Book 11548, page 57; By-laws of record in Book 9645, page 111; dedication of common area of record in Book 9737, page 400; and easements of record in Book 3506, page 63, Book 8223, page 594 and Book 6391, page 530; and Instrument No. 199912130302324, all of record in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4909 Maymanor Circle, Nashville, TN 37205

(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 30th day of June, 2008.

Lee O. Molette II

Kelli A. Molette

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lee O. Molette, II and Kelli A. Molette, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lee O. Molette, II and Kelli A. Molette executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2008.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Notary Public