File No. 280700164

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/28/08 15:25 2 pg:
Fees:13.00 Taxes:767.75

20080728-0077160

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN.

Notary Seal present, but could not be reproduced.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Bill Garrett
Davidson County Register of Deeds

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Greer	Eric Greer	126-15-0A-071.00
(NAME) 8017 Settler's Way	(NAME) 8017 Settler's Way	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, Tennessee 37221	
(CITY) (STATE) (ZIP)	(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, I, Dennis E. Murphy, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Eric Greer, unmarried, hereinafter called the grantee(s), His 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 No. 283 on the Plan of Phase One Boone Trace at Biltmore, of record in Plat Book 7900, page 667, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis E. Murphy, unmarried by warranty deed from Robert A. Wilkerson and Lori S. Wilkerson, husband and wife, of record in Instrument No. 20040831-0105197, Register's Office for Davidson County, Tennessee, dated August 27, 2004.

Taxes for the year 2007 paid and all subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Page 470 and Book 790, page 667, Register's Office of said County.

Overhead Line Easement to Metro Government of Nashville Electric Power Board of record in Book 8992, page 62, said Register's Office.

Easement and Right of Entry to First Hotel Investment Corp of record in Book 9665, page 420, said Register's Office.

Public Utility Easement to Harpeth Valley Utilities District of record in Instrument No. 200402040013636, said Register's Office.

Restrictive Covenants of record in Instrument No. 200107170075902, said Register's Office.

HOA Charter of record in Book 9607, page 534, said Register's Office.

Quitclaim to HOA for Common Area of record in Instrument No. 200111190126831, said Register's Office.

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 8017 Settlers Way, Nashville, TN 37221
(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), His 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), His 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 hands this 21st day of July, 2008.

Dennis E. Murphy

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dennis E. Murphy, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/21/2008.

Witness my hand at office this 21st day of July, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 280700164

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE
NOTARY PUBLIC