WARRANTY DEED

MURRY-H09068

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,025.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF June, 2009.

(Affix Seal) Notary Public

My Commission Expires: 5/22/2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Murry and Angela Murry	New Owner	126.15-0A-216.00
8025 Boone Trace		
Nashville, TN 37221		

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 consideration, the receipt of which is hereby acknowledged, I/we, TODD ANDREW TOWNSEND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JACOB MURRY AND ANGELA MURRY, hereinafter called the Grantee(s), their heirs and assigns, that 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. 231 on the Plan of Section Four Boone Trace at Biltmore of record in Book 9700, page 933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Todd Andrew Townsend, 1/2 undivided interest and Andrew Lee Townsend, Jr. 1/2 undivided interest by Deed of record in Inst # 20030603-0075683 recorded June 3, 2003, Register's Office for Davidson County, Tennessee. Further conveyed to Todd Andrew Townsend by Deed from Andrew Lee Townsend, Jr. of record in 20090625-0059280 on 6/25/09, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 8025 Boone Trace, Nashville, Tennessee 37221 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 19 day of June, 2009 :

Todd Andrew Townsend by Dave Williams, POA

BILL GARRETT, Davidson County
Trans:T20090042637 DEEDWARR
Recvd: 06/25/09 15:02 1 pgs
Fees:13.00 Taxes:732.69
20090625-0059282

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Dave Williams, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Todd Andrew Townsend, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Todd Andrew Townsend for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 19 day of June, 2009.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
Aug. 22, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212