File No. 290600274s

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$115,000.00.**

Dorothy Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 2009.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20090047134 DEEDWARR
Recvd: 07/14/09 10:04 2 pgs
Fees: 13.00 Taxes: 425.50
20090714-0065636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtis Murphy	Bank of America	01600016800
(NAME)	(NAME)	
2442 Union Hill Rd.	P.O. Box 961291	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Fort Worth, TX 76161-0291	
(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, We, **Thomas Dekorne and wife, Bethany Dekorne**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Curtis Murphy and wife, Dorothy Murphy**, hereinafter called the grantee(s), 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 No. 4, on the Plat of Edward G. Bracy Property, Section 2, Part 3, of record in Plat Book 5190, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Thomas DeKorne, a single man, by Special Warranty Deed from Household Financial Center, Inc. of record in Instrument 20050303-0023287, dated February 17, 2005 and filed for record on March 3, 2005, Register's Office for Davidson County, Tennessee.

** Bethany Dekorne, spouse of the above-named Thomas Dekorne joins in this conveyance to convey any and all rights she may have to said property, including marital rights.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 5190, Page 569, 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 2442 Union Hill Road, Goodlettsville, TN 37072
(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), Their 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), 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 hands this 9th day of July, 2009.

Thomas Dekorne

Bethany Dekorne

STATE OF TENNESSEE

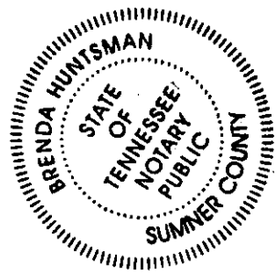
COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Thomas Dekorne and wife, Bethany Dekorne the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 9th day of July, 2009.

Commission expires: 1/11/11

Notary Public



File Number: 290600274s

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075