BILL GARRETT, Davidson County
Trans: T20090063030 DEEDWARR
Recvd: 09/15/09 10:38 2 pgs
Fees: 13.00 Taxes: 536.50

20090915-0086044

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, is $145,000.00 (One Hundred Forty Five Thousand).

Catherine Ragsdale
AFFIANT

Subscribed to and sworn before me this 11th day of September, 2009.

Tracey Herron
NOTARY PUBLIC MY COMMISSION EXPIRES 6/24/13

TRACEY HERRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michael K. Murphy and Amanda Murphy 416 Dennywood Drive Nashville, TN 37214	SunTrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, Tennessee 37219	Map 84-11 Parcel 20

WARRANTY DEED

FOR AND IN 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, I/WE, **TODD COPLEY, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHAEL K. MURPHY AND WIFE AMANDA 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. 87 as shown on the Plan of Maplecrest of record in Plat Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd Copley, unmarried by deed from Graden S. Boyd, married, of record in Instrument No. 20050609-0066160, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **416 DENNYWOOD DRIVE** **NASHVILLE,TN37214**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

KTC

LTSR Number:

GTE File: 2005

WITNESS, this 11th day of September, 2009

Todd Copley

Todd Copley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of September, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Todd Copley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 11th day of September, 2009.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

Notary Public

Commission Expires: _____