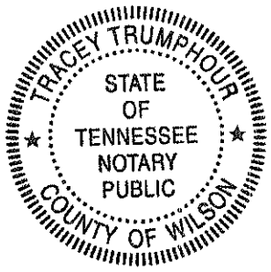
File No. 290900623

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/02/09 09:42 3 pgs
Fees:18.00 Taxes:375.55
20091102-0100760

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia A. Murdock	Vision Mortgage Professionals, Inc., TN #3026	MAP 04411007100
(NAME)	(NAME)	
306 Hadley Ave.	155 Legends Drive, Suite P	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lebanon, TN 37087	
(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, **Louise M. Connor, unmarried**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Patricia A. Murdock, an unmarried woman**, hereinafter called the grantee(s), HER 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 all of Lot No. 169, on the Plan of Section "A", Village of Old Hickory, of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
THE LEGAL ADDRESS FOR THE PROPERTY IS 306 HADLEY AVE., OLD HICKORY, TN 37138. THE MAILING ADDRESS IS 100 RICHMOND ST., OLD HICKORY, TN 37138.

Being the same property conveyed to LOUISE M. CONNOR, UNMARRIED by deed from JPMORGAN CHASE BANK AS TRUSTEE of record in Instrument No. 20051219-0151643 and re-recorded in Instrument No. 20060419-0044997 on 11/29/2005 and filed for record on 12/19/2005, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 1424, Page 68, said Register's Office.

Utility Easement of record in Book 576, Page 664, said Register's Office.

Right-of-way Easement of record in Book 662, Page 743, said Register's Office.

Drainage Easement of record in Book 735, Page 417, said Register's Office.

Utility Easement of record in Book 1714, Page 130, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 8290, Page 865, Register's Office for said County.

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 306 Hadley Ave., Old Hickory, TN 37138
(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), HER 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), HER 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 29th day of October, 2009.

Louise M. Connor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Louise M. Connor 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.

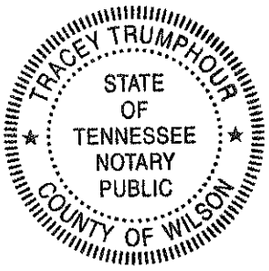
Witness my hand at office this 29th day of October, 2009.

Commission expires: 9.2.2015

Notary Public

File Number: 290900623

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



Certificate of Authenticity

I, Tracey Trumphour, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

State of Tennessee
County of Wilson

Personally appeared before me, Kimie Perry, a notary public for this county and state, Tracey Trumphour who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires:
6-5-12

Kimie Perry, Notary Public

