SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

File No. 210040058S

WARRANTY DEED

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

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

BILL GARRETT, Davidson County
Trans:T20100030074 DEEDWARR
Recvd: 05/19/10 09:47 2 pgs
Fees:13.00 Taxes:579.05
20100519-0038571

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula K. Breuer	Paula K. Breuer	
(NAME) 2701 Spring Farm Court →	(NAME)	MAP/PARCEL 064160D18000
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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, Norma Jean Murphey, an unmarried woman,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Paula K. Breuer, a single 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 Lot No. 150 on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, 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 Norma Jean Murphey, an unmarried woman, by Deed from Emily C. Scott n/k/a Emily Whitehead, married, of record in Instrument 20080116-0004734, dated January 11, 2008 and filed for record on January 16, 2008, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument 20001030-0107559, as amended of record in Instrument 20020506-0055597, re-recorded in Instrument 20020718-0086907, said Register's Office.

By-Laws of record in Instrument 20001101-0108604, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument 20001208-0121300, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20020524-0063322, said Register's Office.

Charter for Truxton Park Homeowners Association, Inc. of record in Instrument 20001101-0108603, said Register's Office.

Quitclaim Deed to the Homeowners Association of record in Instrument 20050311-0027269, said Register's Office.

County of Davidson Taxes for the year 2010, and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 064160D1800CO.

All Matters as set for per Instrument No. 20020528-0064435, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2701 Spring Farm Court, Hermitage, TN 37076

(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 hand this 11th day of May, 2010.

Norma Jean Murphey

Norma Jean Murphey

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Norma Jean Murphey, an unmarried woman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 5/11/2010.

My Commission Expires:
6/5/2012

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040058S

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