THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11030272**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2011. Notary Public My Commission Expires:

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

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

WARRANTY DEED

Address New Owner: Paul D. Murray III 1108 Banbury Lane Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-09-A 190.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael R. Davis Jr. and wife, Amanda Davis** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Paul D. Murray III, and wife, Julia K. Murray** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 186, BANBURY CROSSING, SECTION FIVE-A, as shown on plat of record in Instrument No. 20020830-0105357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michael R. Davis Jr. to Michael R. Davis Jr. and wife, Amanda Davis as recorded on the 12th day of February, 2009 in Instrument No. 20090212-0012540 and Warranty Deed from The Jones Company of Tennessee, L.L.C. to Michael R. Davis, Jr. as recorded on the 6th day of October, 2003 in Instrument No. 20031006-0147083, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANBURY CROSSING, SECTION FIVE-A, as recorded in Instrument No. 20020830-0105357.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4148, Page 261, Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943 and Instrument Nos. 20030728-0105031 and 20051020-0126681.

Terms and provisions of by-Laws recorded in Instrument No. 20020610-0070239.

Charter of Homeowners Association recorded in Book 11187, Page 575.

This is improved property located at 1108 Banbury Lane Brentwood TN 37027

BILL GARRETT, Davidson County
Trans:T20110022413 DEEDWARR
Recvd: 04/15/11 14:07 2 pgs
Fees:13.00 Taxes:1109.63
20110415-0029357

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2011.

Michael R. Davis Jr.

Amanda Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael R. Davis Jr. and Amanda Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014