WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110022412 DEEDWARR
Recvd: 04/15/11 14:14 2 pgs
Fees:13.00 Taxes:666.00
20110415-0029364

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

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deborah R. Sullivan	Deborah R. Sullivan NEW OWNER	171020A02400
(NAME)	(NAME)	
123 Villa View Court	123 Villa View Court	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Paul Murray, III, and wife, Julia K. Murray and Paul Murray, Jr. and Jane P. Murray, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Deborah R. Sullivan, a single person**, hereinafter called the GRANTEE(S), her heirs and/or 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. 24 on the Plan of Phase I, Brentwood Villa, of record in Plat Book 6900, Page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to PAUL MURRAY, III, AN UNMARRIED MAN AND PAUL MURRAY, JR. AND JANE P. MURRAY, HUSBAND AND WIFE by Deed from CHARLES JACK PIERATT AND WIFE, ASHLEY PIERATT, dated 07/30/2004 and filed for record on 08/06/2004 in Instrument No. 20040806-0095291, Register's Office for DAVIDSON County, Tennessee.

*Julia K. Murray, wife of Paul Murray, III, joins in this instrument to convey any and all interest in said property.

This Conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 4 - 5, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws of record in Book 6923, Page 943, Register's Office for Davidson County, Tennessee.

Said Master Deed was amended of record in Book 7035, page 115 and Instrument No. 20071022-0124551, said Register's Office.

Said By-Laws were amended of record in Book 7423, page 567, Book 7423, page 574 and Book 8074, page 564, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 5155, page 164, said Register's Office.

Storm Water Detention Agreement of record in Book 6385, page 814, Book 8127, page 666, Book 8127, page 782, Book 8127, page 802, Book 8128, page 17, said Register's Office.

Charter of record in Book 6936, Page 895, Book 7998, page 249 and Book 8267, page 270, 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 123 Villa View Court, Brentwood, TN 37027
(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/or 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/or 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 our hands this 11th day of April, 2011.

Paul Murray, III

Paul Murray, Jr.

Julia K. Murray

Jane P. Murray

State of Tennessee
County of Williamson

Personally appeared before me Paul Murray, III, and Julia K. Murray and Paul Murray, Jr. and Jane P. Murray, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of April, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To:
Clarity Title, LLC
815 Loretta Dr.
Goodlettsville, TN 37072
615-448-6494