BILL GARRETT, Davidson County
Trans:T20110026511 DEEDWARR
Recvd: 05/04/11 14:25 3 pgs
Fees:18.00 Taxes:1620.60
20110504-0034324

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
George D. Stickney, Jr.
6504 Turnberry Way
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MERS
P.O. Box 2026
Flint, Michigan 48501-2026

MAP 172-9
GROUP
PARCEL 5.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John K. Murphy and wife, Marjorie D. Murphy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **George D. Stickney, Jr. and Judy Dianne Stickney, husband and wife,** hereinafter called the GRANTEES, 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. 5 on the Plat of Banbury Estates, of record in Inst. No. 20000921-0094036, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John K. Murphy and wife, Marjorie D. Murphy by deed dated August 7, 2003 from The Jones Company of Tennessee, LLC of record in Instrument no. 20030811-0113966, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **6504 Turnberry Way, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their 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 our hands this the **29th** day of **April, 2011.**

John K. Murphy, by Robert Murphy, as attorney-in-fact

John K. Murphy, by Robert Murphy, as attorney-in-fact

Marjorie D. Murphy

Marjorie D. Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for John K. Murphy, the bargainor, and he executed the within Warranty Deed for the purposes therein contained by signing the name of John K. Murphy as his free act and deed.

WITNESS my hand and official seal this 29th day of April, 2011.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marjorie K. Murphy,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of April, 2011.

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5.8.12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $438,000.00.

Coreen Newcomb
AFFIANT

Subscribed and sworn to before me on this 29th day of April, 2011.

Carol L. McArthur
NOTARY PUBLIC

My Commission Expires: July 25, 2012

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012