260

BILL GARRETT, Davidson County
Trans:T20110056054 DEEDWARR
Recvd: 09/09/11 13:32 2 pgs
Fees:13.00 Taxes:203.50
20110909-0070137

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2011, by and between Charles Alexander Murray, Jr. and Bertha L Murray, a married couple, party of the first part, and Thomas Pillow, a married person, party of the second part.

T.P.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 435 on the Plan of Haynes Manor Subdivision, Section III, as of record in Book 4175, Page 11, Register's Office for said County.

Said Lot No. 435 fronts 71.7 feet on the southeasterly side of DuBois Drive, and extends back 135 feet on the southwesterly line and 135.1 feet on the northeasterly line to a broken line measuring 74.4 feet thereon.

Being all or part of the same property conveyed to Charles Alexander Murray, Jr and Bertha L Murray by virtue of Warranty Deed date 07/30/69 and recorded at Book 4356, Page 461 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing .. restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Charles Alexander Murray, Jr

Bertha L Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Charles Alexander Murray, Jr. and Bertha L Murray, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of August, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Thomas Pillow
P. O. Box 3061
Brentwood, TN 37024

Tax Parcel No 59-11 Parcel 128.00

Property Address: 3854 Dubois Drive
Nashville, TN 37207

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

X John Pillow
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of August, 2011.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013