WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~June 03, 2012~~ May 8, 2012

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110073670 DEEDWARR
Recvd: 11/21/11 13:48 2 pgs
Fees:13.00 Taxes:281.20
20111121-0091072

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James G. Sun	SAME	14706014700
(NAME)	(NAME)	
4971 Edmondson Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **James Anthony Murphy, Successor Co-Trustee and Cynthia Margaret Gobbell, Successor Co-Trustee of the Murphy Joint Revocable Living Trust Agreement U/A/D May 15, 2008 and any Successors in Trust**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James G. Sun, Married**, hereinafter called the GRANTEE(S), his 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. 686 on the plan of Section Five, Caldwell Hall, of record in Plat Book 3106, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Less and except that certain property conveyed to The Metropolitan Government of Nashville and Davidson County in Book 11461, Page 706, said Register's Office.

Being the same property conveyed to James Daniel Murphy and wife, Margaret S. Murphy by Deed from Woodbine Homes Incorporated, dated 01/25/1962 and filed for record on 01/19/1962 in Book 3339, Page 263, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Daniel Murphy and Margaret S. Murphy, Trustees U/A/D May 15, 2008 and any Successor Trustees by Deed from James Daniel Murphy and wife, Margaret S. Murphy, dated 05/22/2008 and filed for record on 06/02/2008 in Instrument 20080602005568?, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 3106, Page 15; 2. Electrical Permit Restrictions of record in Book 7617, Page 288; 3. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6518, Page 846; 4. Agreed Final Order of record in Book 11461, Page 706, 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 4971 Edmondson Pike, Nashville, TN 37211
(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), his 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), his 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 15th day of November, 2011.

James Anthony Murphy Successor Co-Trustee
James Anthony Murphy
Successor Co-Trustee

Cynthia Margaret Gobbell Successor Co-Trustee
Cynthia Margaret Gobbell
Successor Co-Trusteee

State of Tennessee
County of Rutherford

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Anthony Murphy and Cynthia Margaret Gobbell with whom I am personally acquainted and who upon their oath acknowledged themselves to be the Successor Co-Trustees of the Murphy Joint Revocable Living Trust Agreement U/A/D May 15, 2008, the within named bargainer, a Trust, and that, they as such Successor Co-Trustees, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by themselves as such Successor Co-Trustees.

Witness my hand and Official seal this 15th day of November, 2011.

Carol M Holmes
Notary Public
My Commission Expires: 6/3/12

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford