WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20120020086 DEEDWARR
Recvd: 03/20/12 13:59 2 pgs
Fees:13.00 Taxes:425.50
20120320-0023600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Meredith Rhea Garrett
Affiant

Subscribed and sworn to before me, this 19 day of March, 2012.

I. M. Corriveau
Notary Public

My commission expires:

I. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Meredith Rhea Garrett	Primary Residential Mortgage, Inc.	052050B01700CO
650 ROTHWOOD AVE	4750 West Wiley Post Way, Suite 200	
MADISON, TN 37115	Salt Lake City, Utah 84116	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

MI-KYONG MURPHY, WIDOWER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MEREDITH RHEA GARRETT, SINGLE

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 ALL OF LOT NO. 13, ON THE PLAN OF PHARRIS PLACE SUBDIVISION, PHASE FOUR, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20060411-0041782, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO ATHEL MURPHY, JR AND MI-KYONG MURPHY, HUSBAND AND WIFE, BY WARRANTY DEED FROM DANNY ROARK DBA DANNY ROARK CUSTOM BUILT HOMES DATED 03/15/07 AND RECORDED ON 03/27/07 IN INSTRUMENT NO. 20070327-0036528, SAID REGISTER'S OFFICE FOR SAID COUNTY. ATHEL MURPHY, JR HAVING SINCE DIED ON OCTOBER 1, 2011, LEAVING MIKYONG MURPHY OWNERSHIP BY THE ENTIRETY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Instrument No 20060411-0041782, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 650 ROTHWOOD AVE, MADISON, TN 37115.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 my/our hand(s) this 11th day of March, 2012.

mi kyong murphy
MI-KYONG MURPHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MI-KYONG MURPHY, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2012.

Notary Public

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: AUG 2 1 2012