BILL GARRETT, Davidson County
Trans:T20120050170 DEEDWARR
Recvd: 07/09/12 10:27 2 pgs
Fees:13.00 Taxes:42.55

20120709-0059962

WARRANTY DEED Return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of June, 2012. Notary Public MY COMMISSION EXPIRES: 5-4-15 (AFFIX SEAL)

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicolas Nguyen and Karen Swingly	Nicolas Nguyen	92-10-74.00
(NAME) 523 31st Avenue North	(NAME) 3519 Park Ave	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I, **J.T. Murphree**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicolas Nguyen and Karen Swingly**, 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. 38 on the Map of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 50 feet on the westerly side of 31st Avenue, North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley.

INCLUDED in the above description, but expressly EXCLUDED therefrom, is that part of Lot taken by the State of Tennessee by order of condemnation, a certified copy of which is of record in Book 4272, page 12, said Register's Office, to which reference is hereby made.

Being the same property conveyed to J. T. Murphree by Warranty Deed from First American National Bank, Trustee, under the Will of Bobby Beecham, Deceased, dated March 7, 1980, filed on March 12, 1980, in Book 5577, page 879, Register's Office for Davidson County, Tennessee. J. T. Murphree, aka John T. Murphree, died testate on 8/18/11 and by Last Will and Testament admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 12P18, the property herein described was devised to said John T. Murphree's surviving spouse, Winifred Fly Murphree.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 523 31st Avenue North, Nashville, TN 37208

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, has 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 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 our hands this **22nd** day of **June, 2012**

Winifred Fly Murphree by James Terry Murphree
As Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared _**James Terry Murphree** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of _**Winifred Fly Murphree** _ , and who acknowledge that he/she executed the same as the free act and deed of the said _**Winifred Fly Murphree**_____ , by virtue of a Power of Attorney, duly executed and appearing of record in Instrument no. __2007114-0133603___ , said Register's Office.

WITNESS my hand and official seal at __DAVIDSON_____, Tennessee this _____ day of June, 2012

JANIS L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 5-4-15