6

BILL GARRETT, Davidson County
Trans:T20120058397 DEEDWARR
Recvd: 08/07/12 11:16 2 pgs
Fees:13.00 Taxes:1720.50

20120807-0070252

WARRANTY DEED

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd P. Murphy And Sally A. Murphy	Reliance First Capital LLC.	131030098.00
(NAME)	(NAME)	
1707 Green Hills	270 South Service Road, Suite	25
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Melville, NY 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John L. Ambrose and wife Barbara B. Ambrose**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd P. Murphy and Sally A. Murphy, husband and wife, joint tenants with right of survivorship,** 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:

Being Lot No. 51 on the plan of Green Hills Subdivision, No. 2, as of record at Book 547, Page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed John L. Ambrose and wife Barbara B. Ambrose by deed dated October 24, 1990 from Belmont United Methodist Church, by and through its Board of Trustees of record in Book 8227, page 282, Register's Office for Davidson County, Tennessee.

John L. Ambrose is one and the same as John L. Ambrose, III.

unimproved ☐

This is improved ☒ property, known as **1707 Green Hills, Nashville, TN 37215**

(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 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 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 3rd day of August, 2012.

John L. Ambrose

Barbara B. Ambrose

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **John L. Ambrose and wife Barbara B. Ambrose** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of August, 2012.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public