Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John M. Murray Kristen M. Murray 808 Millbrook Circle Nashville, TN 37221	Discover Home Loans 173 Technology Dr. Irvine, CA 92618	155-15-0A-121.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2012.

Notary Public

My Commission Expires: November 15, 2015
(Affix Seal)

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120062399 DEEDWARR
Recvd: 08/21/12 11:40 2 pgs
Fees:13.00 Taxes:869.50
20120821-0075009

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James E. Monroe and spouse, M. Nicole T. Monroe, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **John M. Murray and wife, Kristen M. Murray ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot 121, SECTION II, STONEMEADE, as shown on plat of record in Plat Book 7900, Page 525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James E. Monroe and spouse, M. Nicole T. Monroe by Warranty Deed from Wing Chuck Wong and spouse, Fung Yau Chui, recorded on the 20th day of June, 2002 in Instrument No. 20020620-0074854, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) all matters shown on the plat of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, (4) Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, reaffirmation of record in Book 8349, page 43, amended in Book 8517, page 992 and Book 8810, page 840, Register's Office for Davidson County, Tennessee, (5) Charter of Stonemeade Homeowners Association of record in Book 7920, page 728, Register's Office for Davidson County, Tennessee, (6) Easement for Public Utilities of record in Book 9740, page 967, Register's Office for Davidson County, Tennessee, and (7) other matters of public record.

This is improved property located at: **808 Millbrook Circle, Nashville, TN 37221**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that they are lawfully seized in fee simple of the aforedescribed Real Estate; that they have good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto they warrant and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **14th** day of **August, 2012.**

GRANTOR(S)

James E. Monroe

M. Nicole T. Monroe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James E. Monroe and M. Nicole T. Monroe** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **14th** day of **August, 2012.**

Notary Public

My Commission Expires:

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