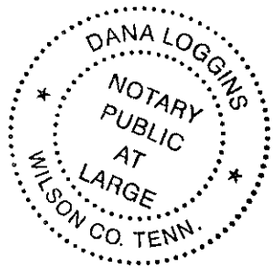
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120065480 DEEDWARR
Recvd: 08/31/12 11:08 2 pgs
Fees:13.00 Taxes:133.20

20120831-0078897

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonia Lawshea	Antonia Lawshea	13614020200
(NAME)	(NAME)	
1199 Iron Bridge Road	1199 Iron Bridge Road	
(ADDRESS)	(ADDRESS)	
Columbia, TN 38401	Columbia, TN 38401	
(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, **Rick R. Murphy, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Antonia Lawshea, married**, hereinafter called the GRANTEE(S), their 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. 76-A, on the plan of Zone Lot Division, Lots Nos. 76 & 77, Harbor Gate, Section Two, of record in Plat Book 6200, Page 488 amending Plat Book 6250, Page 33, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rick R. Murphy, married by Deed from Joell Bethell, unmarried, dated 07/25/2007 and filed for record on 08/10/2007 in Instrument 200708100095883, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 33, Plat Book 6200, Page 488, said Register's Office.
Restrictions of record in Book 6366, Page 494, said Register's Office.
Right of Way Agreement of record in Book 2242, Page 247, said Register's Office.
All matters set out in document including but not limited to an easement of record in Book 2875, Page 299, said Register's Office.
Partial Release regarding Right of Way Agreement in Book 2242, Page 247, of record in Book 4438, Page 703 and Book 5780, Page 952 said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5300, Page 909, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 5904, Page 79, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 902 Lauren Court, Nashville, TN 37217
(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), their 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), their 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 my hand this 30 day of August, 2012

Rick R. Murphy

Rick R. Murphy

State of Tennessee
County of Wilson

Personally appeared before me Rick R. Murphy, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of August, 2012.

Dana Loggins

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122