Return to:

DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120072986 DEEDWARR
Recvd: 09/27/12 10:37 2 pgs
Fees:13.00 Taxes:2208.90
20120927-0087989

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$597,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF SEPTEMBER, 2012.

E. Mannix
Notary Public

MY COMMISSION EXPIRES: 1-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Murphy **Sara Murphy**	New Owner	116-140-017.00
(NAME)	(NAME)	
108 Bellevue Drive South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Deena Shapiro Drummond and husband, Frank Drummond**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Murphy and Sara Murphy, husband and wife**, 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 the westerly half of Lot No. 7 on the Map of Bransford Realty Co.'s and Johnson Bransford's Subdivision of part of a 40 acre tract and all of Lot 27 and part of Lot 28 in Deer Park Subdivision, Belle Meade, of record in Book 421, Page 67, Register's Office for said county.

Said part of Lot No. 7 fronts 75 feet on the northerly margin of Bellevue Drive South and extends back 246.5 feet on the westerly line and 248 feet on the easterly line to a dead line in the rear, measuring 65 feet, more or less thereon.

Being the same property conveyed to Deena Shapiro, unmarried by deed from James R.Pickel, III and wife Kathryn K. Pickel of record in Instrument No. 20041109-013522, Register's Office for Davidson County, Tennessee dated October 29, 2004. The said Deena Shapiro has since married and is now known as Deena Shapiro Drummond.

The said Frank Drummond, husband of the said Deena Shapio Drummond, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **108 Bellevue Drive South, Nashville, TN 37205**
(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 my hand this 26 day of September, 2012.

Deena Shapiro Drummond

Frank Drummond

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deena Shapiro Drummand and husband, Frank Drummond, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 DAY OF SEPTEMBER, 2012.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Commission expires:

7-6-15

Notary Public