Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-23-13
(AFFIX SEAL)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120100009 DEEDWARR
Recvd: 12/31/12 13:25 2 pgs
Fees:13.00 Taxes:1169.20
20121231-0120763

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Enamul Haque	New Owner	171-03-0-A
(NAME)	(NAME)	(MAP)
1005 Langley Court		147.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Christopher Patrick Murphy, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Enamul Haque and Sarah Ali, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 91, on the Plan of Section 6A, Fredericksburg, of record in Plat Book 9700, page 150, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Christopher Patrick Murphy, by deed dated July 30, 2009, from Dianne W. McGlinchey, now known as Dianne McGlinchey Glaus, a married woman, of record in Instrument No. 20090805-0073399, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1005 Langley Court, Brentwood, Tennessee 37027

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 20th day of November, 2012.

Christopher Patrick Murphy

STATE OF NEW YORK
COUNTY OF NASSAU

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher Patrick Murphy; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at HICKSVILLE, New York, on this the 20th day of November, 2012.

Notary Public

My Commission Expires: 12/14/13

CARL J. SCHAETZLE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01SC6214628
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES 12/14/20__