WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,500.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Joshua K. Murphy	Franklin American Mortgage Co.	160-12-0
(NAME)	(NAME)	(MAP)
6032 Manor Place	501 Corporate Centre Dr. #400	192.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Franklin, TN 37067	
(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, T. Richard Travis and wife, Courtney C. Travis, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joshua K. Murphy and Amy E. Murphy, 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, Tennessee, being Lot No. 225 on the Plan of Revised Phase 6, Hearthstone, of record in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T. Richard Travis and wife, Courtney C. Travis by Warranty Deed from David L. McDonald and wife, Cynthia A. McDonald, of record in Book 9359, page 445, Register's Office for Davidson County, Tennessee, dated May 27, 1994 and recorded on May 27, 1994.

This property is known as 6032 Manor Place, Brentwood, Tennessee 37027.

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: 6032 Manor Place, 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.

BILL GARRETT, Davidson County
Trans:T20130022681 DEEDWARR
Recvd: 03/20/13 10:07 2 pgs
Fees:13.00 Taxes:1407.85
20130320-0027543

Witness my/our hand(s) this 15th day of March, 2013.

T. Richard Travis

Courtney C. Travis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared T. Richard Travis; Courtney C. Travis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of March, 2013.

Notary Public

My Commission Expires: 6/21/16