(1)

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

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

ADDRESS NEW OWNER:
Brandon David Mundie
332 Binkley Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
~~**Mortgagee**~~
New Owner

MORTGAGEE:
New Owner

BILL GARRETT, Davidson County
Trans:T20130028797 DEEDWARR
Recvd: 04/09/13 11:33 3 pgs
Fees:18.00 Taxes:810.30
20130409-0035035

MAP	**147-01**
GROUP	
PARCEL	**118.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joshua K. Murphy and Amy Ellison Murphy, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Brandon David Mundie and Lillie Vagua Mundie, 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 Lot No. 390 on the Plan of Section Three, Caldwell Hall, of record in Plat Book 2900, page 131, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua K. Murphy, unmarried and Amy E. Ellison, unmarried as joint tenants both with right of survivorship by deed dated December 20, 2006 from John Bussey and wife, Amanda Bussey of record in Instrument no. 20070102-0000667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **332 Binkley Drive, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the 2ND day of April, 2013.

Joshua K. Murphy

Amy Ellison Murphy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joshua K. Murphy and Amy Ellison Murphy, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of April, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $219,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of April, 2013.

~~Robert M. Loffi~~ Alicia R Hamilton
NOTARY PUBLIC

My Commission Expires: ~~5/3/2016~~ 9-23-13

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