WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,784.38 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **8th** day of **July, 2013** Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130059607 DEEDWARR
Recvd: 07/12/13 13:55 2 pgs
Fees: 13.00 Taxes: 553.91
20130712-0072382

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Fusco	PrimeLending, A PlainsCapital Company	183050A39200CO
(NAME)	(NAME)	
7149 Smokey Hill Rd	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Tammy Renee Murphy**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Fusco, and Maria Rutigliano**, 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. 181 on the Plan of Phase 3, Section 10, October Woods, a Residential Planned Unit Development of record in Instrument No. 20040114-0005885, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tammy Murphey-Archuleta, a married person by deed from H&J Builders, Inc., A Tennessee Corporation, dated 8/24/05 of record in Instrument No. 20050901-0104929, Register's Office for Davidson County, Tennessee. Subsequently, the said Tammy Murphey-Archuleta, has recently divorced by Final Decree of Divorce, Docket No. 08449 logged 12/18/08 and entered at 9:00 A.M. on 12/29/08, in which her name and marital status is to be restored to Tammy Renee Murphy, an unmarried person. The said Vincent A. Archuleta, unmarried Quitclaimed all his right title and interest to Tammy Renee Murphy, an unmarried person, of record in Instrument No. 20090325-0026895, dated 3/20/09, recorded 3/25/09, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7149 Smokey Hill Rd, Cane Ridge, TN 37013

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, has 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 our hands this **8th** day of **July, 2013**

Tammy Renee Murphy by Ben Wilson Attorney in Fact

Tammy Renee Murphy by Ben Wilson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Tammy Renee Murphy, and who acknowledged that he executed the same as the free act and deed of the said Tammy Renee Murphy, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, Page _____, said Register's office.

* 20130712-0072381

Witness my hand and official seal, this **8th** day of **July, 2013**

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 11-3-15

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122