WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/13 15:52 2 pgs
Fees:13.00 Taxes:344.10
20130722-0075793

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$93,000.00**.

Affiant

16th Subscribed ~~and sworn~~ to before me this day of July, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Dale Murphy	Cole Taylor Bank	064-13-0-014.00
4320 Old Hickory Blvd.	2350 Green Road Suite 100	
Old Hickory, TN 37138	Ann Arbor, MI 48105	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Dale Murphy, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 of Block 3, on the plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot fronts Fifty (50) feet on the east side of Hadley Road, and extend back eastwardly, One Hundred and Fifty (150) feet to an alley fifteen (15) feet wide.

Included on the above conveyance but EXPRESSLY EXCLUDED is the following:

The land upon which the drainage facility is to be constructed is to remain the property of the undersigned and may be used for any purpose desired, provided such use does not interferer with the use or maintenance of the drainage facility.

Beginning at the point of intersection of the north boundary of the William C. Burnett property and the east margin of Old Hickory Boulevard, thence along the said east margin north 14 degrees 21 minutes 20 seconds west 50 feet more or less to a point, thence south 75 degrees 39 minutes east 15 feet more or less to a point, thence south 14 degrees 21 minutes 20 seconds east 50 feet, more or less to a point in the said north boundary, thence along the said north boundary south 75 degrees 39 minutes west 15 feet more or less to the point of beginning and containing 750 square feet and being part of the property conveyed to William Lane and wife, Lillian Lane of record in Book 876, page 609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Williams by Warranty Deed from Raymond Dwight Lane dated 2/14/07 of record in Instrument Number 20070215-0019099, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent.
- Subject to all matters as shown on the Plan of record in Plat Book 421, page 117, Register's Office Davidson County, Tennessee.

This is improved property known as: **4320 Old Hickory Blvd., Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 16, 2013.

Wanda Williams

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 16, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
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1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY