# WARRANTY DEED

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, **$65,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of Oct, 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: |
|---|---|---|
| Daryl Murray | SAME | 061-07-0-028.00 |
| 1325 General McArthur Drive | | |
| Brentwood, TN 37027 | | |

Davidson County DEEDWARR
Recvd: 11/06/13 13:27 2 pgs
Fees:13.00 Taxes:240.50
**20131106-0115242**

**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, **First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Daryl Murray and Glenda Murray**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 7 of Block "I" on the plan of Broadmoor, Section 2, of record in Book 547, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust, by deed from The William Alvin Wilson, Sr. Testamentary Trust, Melody Rickard, Trustee, on October 8, 2013, of record in Instrument Number 20131014-0107459, 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:

☐ Subject to all matters as shown on the Plan of record in Book 547, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **905 Broadmoor Drive, Nashville, TN 37216**

**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 October 29, 2013.

**First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust**

**By Dan Lain**

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29th day of October, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for The 905 Broadmoor DriveTrust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of October, 2013.

Notary Public
My Commission Expires 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY