BILL GARRETT, Davidson County
Trans:T20140032240 DEEDWARR
Recvd: 05/09/14 10:14 2 pgs
Fees:13.00 Taxes:477.30

20140509-0039749

STATE OF TENNESSEE 19153
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 2014.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2015

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Charles Murphey, IV	Send Tax Bills To: F& M Bank
(Name) 533 Maplewood Lane	(Name) 10 Cadillac Drive, Ste 100
(Street Address or Route Number) Nashville, TN 37216	(Street Address) Brentwood, TN 37027
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 06105001401

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, Edna G. McCoy Hopkins, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Murphey, IV 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 in the 12th Civil District of said County, and known as Tract "A" on the unrecorded Map of the H. C. Pearson Property on Maplewood Lane, and described according to a copy of a survey thereof made September 17, 1963, by Wm. Collier Parrish, Associates, Civil Engineers, as follows:

Beginning at a point in the center line of Maplewood Lane opposite a concrete monument set at the southeast corner of Lot No. 356 on the Plan of Gra-Mar Acres, Section XI, as of record in Book 2663, page 113, Register's Office for said County; thence North 4 deg. 16 min. East and along the line of said lot, 205 feet to a concrete monument; thence North 47 deg. 11 min. East 104.93 feet to a concrete monument; thence South 84 deg. 09 min. East 28.5 feet to a corner of Tract "B"; thence with the line between Tracts A and B, South 4 deg. 16 min. West 281.19 feet to center line of Maplewood Lane; thence with the center line of the same, North 85 deg. 44 min. West 100 feet to the point of beginning.

BEING the same property conveyed to Terrance J. Hopkins and wife, Edna G. McCoy Hopkins by Quitclaim Deed from Deborah Baucom, Trustee, dated January 18, 2002, and filed in Instrument No. 20020122-0008281, said Register's Office. The said Terrace J. Hopkins having died on January 1, 2013, with title being vested in Edna G. McCoy Hopkins as surviving tenant by the entirety.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 533 Maplewood Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 his/her/their hand(s) this 6th day of May, 2014.

Seller Edna G. McCoy Hopkins

Edna G. McCoy Hopkins

Edna G. McCoy Hopkins

STATE OF FLORIDA
COUNTY OF Lee

Lee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edna G. McCoy Hopkins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 6th day of May, 2014.

Cindy Delessio

Notary Public

My Commission Expires:
06/30/17

CINDY DELESSIO
Notary Public - State of Florida
My Comm. Expires Jun 30, 2017
Commission # EE 882517
Bonded Through National Notary Assn.