Davidson County DEEDWARR
Recvd: 08/22/14 10:43 3 pgs
Fees:18.00 Taxes:562.40
20140822-0076702

WARRANTY DEED

KP14-0905

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Courtney L Cook
Affiant

Subscribed and sworn to before me, this 20th DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-11-15
(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Cook	Regions Bank	
905 Broadmoor Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	061-07-028.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARYL MURRAY AND GLENDA MURRAY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COURTNEY COOK, UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 7, Block "I", on the Plan of Broadmoor, Section 2, of record in Plat Book 547, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William A. Wilson, Sr. and wife, Martha H. Wilson by Warranty Deed from Anthony R. Searles and wife, Cynthia G. Searles, of record in Book 6021, Page 800, Register's Office for Davidson County, Tennessee, dated March 15, 1983 and recorded on March 16, 1983.

The said Martha H. Wilson having since died leaving William A. Wilson, Sr. as surviving tenant by the entirety. The said William A. Wilson, Sr. having since died and his Last Will and Testament was admitted to Probate in Davidson County, Tennessee, under Docket No. 12P220 for the purpose of setting up Ancillary Trust without Formal Administration. Said Will created an Testamentary Trust appointing Melody Richard, as Trustee of the William Alvin Wilson, Sr. Testamentary Trust.

Being the same property conveyed to First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust by Warranty Deed from The William Alvin Wilson, Sr. Testamentary Trust, Melody Rickard, Trustee, of record in Instrument No. 20131014-0107459, Register's Office for Davidson County, Tennessee, dated October 8, 2013 and recorded on October 14, 2013.

Being the same property conveyed to Daryl Murray and Glenda Murray by Warranty Deed from First Jordan, FLP, as Trustee of The 905 Broadmoor Drive Trust, of record in Instrument No. 20131106-0115242, Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on November 6, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 547, page 174, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 905 Broadmoor Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 20th day of August, 2014.

Daryl Murray

Glenda Murray

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of August, 2014, before me personally appeared Daryl Murray and Glenda Murray to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of August, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pamela Jo Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER