Davidson County DEEDWARR
Recvd: 12/11/14 08:10 3 pgs
Fees:18.00 Taxes:354.83
20141211-0113273

SUMNER COUNTY
BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 95,900.00

Affiant

Subscribed and sworn to before me, this 8th day of December, 2014.

Notary Public

My commission expires: 1/27/15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CELENA SMITH **JAMES MURPHY**	**INTERLINC MORTGAGE SERVICES, LLC**	**060110A03500CO**
404 SHADETREE CT	**10613 W. SAM HOUSTON PKWY N., SUITE 200**	
NASHVILLE, TN 37207	**HOUSTON , TX 77064**	

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 ACKNOWLEDGE, WE,

CEDRIC EDWARDS AND BRIDGET REJOICE BRAGGS-EDWARDS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CELENA SMITH and JAMES MURPHY, WIFE AND HUSBAND

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 all of Lot No. 46, on the Final Revised Plat, Section Three, Pine Ridge, a Residential P.U.D. of record in Plat Book 9700, Page 102, revising Plat Book 6900, Page 660, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO CEDRIC EDWARDS, AN UNMARRIED MAN, BY WARRANTY DEED FROM KYMBIRLEE D. MOORELAND, UNMARRIED, DATED 08/02/2005 AND RECORDED ON 08/04/2005 IN INSTRUMENT NUMBER 20050804-0091765, DAVIDSON COUNTY, TENNESSEE. BRIDGET REJOICE BRAGGS-EDWARDS, WHO JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL HER RIGHTS AND INTEREST, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 404 SHADETREE CT, NASHVILLE, TN 37207.

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-23576

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, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of December, 2014.

CEDRIC EDWARDS

BRIDGET REJOICE BRAGGS-EDWARDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CEDRIC EDWARDS AND BRIDGET REJOICE BRAGGS-EDWARDS , the within named Grantor(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, at office, this 8th day of December, 2014.

Notary Public

My Commission Expires: 5/3/16

KAYLE FLOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

True Copy Certification

I, Brenda Huntsman, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, 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: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY