Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of January, 2015

Notary Public

MY COMMISSION EXPIRES: 1/9/2016
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150000793 DEEDWARR
Recvd: 01/05/15 15:34 2 pgs
Fees:13.00 Taxes:5735.00
20150105-0000973

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James Murray	New owner	159-00-0
(NAME)	(NAME)	(MAP)
9 Agincourt Way		256.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Terry W. Smith, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michael James Murray and Katherine Baker Murray, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain Tract or Parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 3 on the Final Plat of Agincourt Subdivision, Revision One, of record in Instrument Number 20070315-0031515, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being a portion of the same property conveyed to Terry W. Smith by Quitclaim Deed from Ruth E. Smith of record in Instrument No. 20040504-0050538 Register's Office for Davidson County, Tennessee, dated May 3, 2004, and recorded on May 4, 2004.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 9 Agincourt Way, Brentwood, Tennessee 37027

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 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 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.

RUTH E. SMITH, WIFE OF TERRY W. SMITH, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 2nd day of January, 2015.

Terry W. Smith

Ruth E. Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Terry W. Smith and wife, Ruth E. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of January, 2015.

Notary Public

My Commission Expires: 1/9/2016

