Davidson County	DEEDWARR
Recvd: 02/02/15 11:16	2 pgs
Fees:13.00 Taxes:592.00	
20150202-0009444	

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jordan B. Murphy	First Community Mortgage, Inc.	161100A05500CO
(NAME)	(NAME)	
5301 Village Way	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142316

For and 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, CASEY D. SULLIVAN JACKSON, A MARRIED WOMAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JORDAN B. MURPHY,** 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. : unmarried

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 74 on the Plan of Villages of Brentwood, Phase I, of record in Plat book 5200, page 613, Register's Office for said county, to which record reference is heremade for a more complete description.

AND BEING the same property conveyed to Casey D. Sullivan by Warranty Deed from Patricia H. Binkley, dated November 10, 2000 and filed of record in Instrument 20001115-0113243, Register's Office for Davidson County, Tennessee.

Casey D. Sullivan is now known as Casey D. Sullivan Jackson.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6143, page 11, as amended in Book 6398, page 495, Register's Office for Davidson County, Tennessee, and to all matters indicated on the aforesaid plat.

Unimproved ☐

This is improved ☒ property, known as 5301 Village Way, Nashville, TN 37211
(House No.) (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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hand this 30th day of January, 2015.

Casey D. Sullivan Jackson

Casey D. Sullivan Jackson

Jerry L. Jackson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Casey D. Sullivan Jackson and Jerry L. Jackson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2015.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/19

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

Shelly M. Smith

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018