WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenda J. Murray	SAME AS NEW OWNER	06107002700
(NAME)	(NAME)	
1325 General McArthur Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood , TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Melody Rickard Trustee of the Testamentary Trust under the Last Will and Testament of William Alvin Wilson, Sr. and William Mark Wilson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daryl R. Murray and Glenda J. Murray, Husband and Wife, 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 Lot No. 6 of Block "I" on the Map of Broadmoor, Section 2, of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 50 feet on the northerly side of Woodruff Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to William A. Wilson, Sr. and Wife, Martha N. Wilson and William A. Wilson, Jr., and Wife, Sheila Diane Wilson by deed from James D. Gill and Wife, Sharon E. Gill dated November 1, 1975 and recorded in Book 4967, Page 876, Register's Office for Davidson County, Tennessee. The said Sheila Diane Latimer Wilson subsequently conveyed all her right, title and interest in and to said property to William Alvin Wilson, Jr., by Quitclaim Deed dated September 24, 1984 recorded in Book 6400, Page 707, Register's Office for Davidson County, Tennessee. The said Martha N. Wilson having since died on October 16, 2005. The said William Alvin Wilson, Sr., having since died testate on November 29, 2011 as a resident of Asheville, North Carolina. See Order of Ancillary Probate in the 7th Circuit Court for Davidson County, Tennessee, Probate Division, Case No: 12P-220. By the Last Will and Testament of William Alvin Wilson, Sr., his estate was devised to Melody Rickard as Trustee of the Testamentary Trust established under such Last Will and Testament. The said William A. Wilson, Jr., having since died intestate on March 5, 2011 leaving William Mark Wilson as his only heir at law.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE MAP OF BROADMOOR, SECTION 2, BLOCK "I" OF RECORD IN BOOK 547, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY EASEMENTS, RESTRICTIONS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE NAMED GRANTORS****

BILL GARRETT, Davidson County
Trans:T20150012801 DEEDWARR
Recvd: 02/23/15 09:10 2 pgs
Fees:13.00 Taxes:321.90
20150223-0015091

unimproved ☐

This is improved ☑ property, known as 907 Broadmoor Drive, Nashville, TN 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 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.

Witness our hands this 14th day of February, 2015.

Melody Rickard, Trustee

Melody Rickard, Trustee of the Testamentary Trust under the Last Will and Testament of William Alvin Wilson, Sr., deceased.

William Mark Wilson

STATE OF North Carolina

COUNTY OF Buncombe

On this 14 day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melody Rickard Trustee of the Testamentary Trust under the Last Will and Testament of William Alvin Wilson, Sr.**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Barbara A. Edmiston
Notary Public,

My Commission Expires:
July 14, 2017

BARBARA A. EDMISTON NOTARY PUBLIC BUNCOMBE CO.

~~Return To~~:

STATE OF Tennessee

COUNTY OF Davidson

On this 19th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William Mark Wilson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Sandy Balent
Notary Public

My Commission Expires: 1-9-16

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115