WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2015.

Notary Public

My Commission Expires: 5-8-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

27134

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Charles Seaton and Hannah Smith	NEW OWNER	Map/Parcel
500 Dunailie Drive		12009014400
Nashville, TN 37217		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLEVE BRYANT MURPHY, TRUSTEE OF THE CLEVE B. MURPHY REVOCABLE TRUST U/A DATED SEPTEMBER 12, 2012, with full power to mortgage, sell, transfer, and/or convey without the joinder of necessity of any beneficiary, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto CHARLES SEATON AND HANNAH SMITH, HUSBAND AND WIFE, hereinafter called the GRANTEES, 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. 5D-31 on the Map of Glengarry Park Subdivision, Section 5D, as of record in Book 3600, page 36, Register's Office for said County.

Said Lot No. 5D-31 fronts 87 feet on the easterly side of Dunailie Drive and runs back between lines 206.8 feet on the northerly side and 215.4 feet on the southerly side to a line at the rear on which it measures 80.8 feet thereon.

Being the same property conveyed to Cleve Bryant Murphy, as Trustee of the Cleve B. Murphy Revocable Trust U/A Dated September 12, 2012, with full power to mortgage, sell, transfer, and/or convey without the joinder of necessity of any beneficiary, by Warranty Deed from Lannie Wey, unmarried, as to a fifty (50%) interest, and Lisa J. Caldwell, unmarried, as to a fifty (50%) interest, of record in Instrument No. 20130130-0009521, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150030729 DEEDWARR
Recvd: 04/23/15 09:53 2 pgs
Fees:13.00 Taxes:728.90
20150423-0036323

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 12009014400.
b. All matters appearing on the Plan of Glengarry Park, Section 5-D, of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee.
c. Restrictions contained in instrument of record in Book 3675, page 278, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 500 Dunailie Drive, Nashville, Tennessee 37217

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 the GRANTOR, does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his successors and assigns, 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 20th day of April, 2015:

The Cleve B. Murphy Revocable Trust U/A dated September 12, 2012

BY: _____, Trustee
Cleve Bryant Murphy, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Cleve Bryant Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Cleve B. Murphy Revocable Trust U/A dated September 12, 2012, the within named bargainor, and that he as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the Cleve B. Murphy Revocable Trust U/A dated September 12, 2012.

Witness my hand, at office, this 20th day of April, 2015:

_____
Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 8, 2017