BILL GARRETT, Davidson County
Trans:T20150045007 DEEDWARR
Recvd: 06/08/15 15:39 2 pgs
Fees:13.00 Taxes:1344.95
20150608-0053721

WARRANTY DEED

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $363,500.00

Carla A. W. Dodd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7538 MURPHEE JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Keavy Murphee and Sam B. Murphee	Mortgage Investors Group	101-155.00
537 Hickory Trail Drive	8320 E. WALKER SPRINGS LANE	
Nashville, TN 37209	KNOXVILLE, TN 37923	

FOR AND 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, WE,

WATERCOURSE LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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

KEAVY MURPHEE AND SAM B. MURPHEE, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 537 Hickory Trail Drive, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 29th day of May, 2015.

Erwin Smith, Member of Watercourse LLC,
a Tennessee Limited Liability Company

Teresa Smith, Member of Watercourse LLC
a Tennessee Limited Liability Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Erwin Smith and Teresa Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Members of WATERCOURSE LLC, a Tennessee Limited Liability Company, the within named barganor, a corporation, and that Erwin Smith and Teresa Smith, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of May, 2015.

Notary Public _____

My Commission Expires: 3-27-2016

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Certain real estate in Davidson County, Tennessee as follows: Being Lot 24, Plan of Hickory Trail Farms, Section II, as shown on Plat Book 4460, Page 194, in the Register's Office, Davidson County, Tennessee, to description of said property.

Being the same property conveyed by Special Warranty Deed from The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 to Watercourse LLC, as recorded on the 21st day of November, 2014 in Instrument No. 20141121-0107460; Deed in Lieu of Foreclosure from Christopher Saetveit and Cyndi Collett, both unmarried individuals to The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 , as recorded on the 7th day of March, 2014 in Instrument No. 20140307-0019322; Quitclaim Deed from Cyndi Collett to Chris T. Saetveit, as recorded on the 25th day of July, 2013 in Instrument No. 20130725-0076925; Quitclaim Deed from Christopher Saetveit, an unmarried man to Christopher Saetveit and Cyndi Collett, both unmarried individuals, as recorded on the 28th day of September, 2006 in Instrument No. 20060928-0119957; Double Quitclaim Deed from W. William Davis, Trustee to Christopher Saetveit, as recorded on the 7th day of October, 2003 in Instrument No. 20031007-0148199 and Warranty Deed from Galyn W. Dalton and Aleesa A. Dalton, husband and wife to Christopher Saetveit and Ted L. Crockett, both unmarried as tenants in common, as recorded on the 25th day of July, 2002 in Instrument No. 20020725-0089567, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY TRAIL FARMS, SECTION II, as recorded in Plat Book 4460, Page(s) 194, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).