BILL GARRETT, Davidson County
Trans:T20150051380 DEEDWARR
Recvd: 06/26/15 10:08 2 pgs
Fees:13.00 Taxes:407.00

20150626-0061586

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Patricia Murphy
Affiant

Subscribed and sworn to before me, this 24TH DAY OF JUNE, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John William Scott and wife, Mary E. Scott	John W. Scott and Mary E. Scott	02900013900
	(NAME)	
5735 Eatons Creek Road	5735 Eatons Creek Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John A. Murphy, Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John William Scott and wife, Mary E. Scott, 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 THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE CENTER OF EATONS CREEK ROAD, GUS AITA'S SOUTHEAST CORNER, RUNNING NORTH 87 1/4 DEGREES WEST 535 FEET TO A STAKE; THENCE SOUTH 11 1/4 DEGREES WEST 164 FEET TO A STAKE 5 FEET SOUTH OF BEECH TREE; THENCE SOUTH 87 1/4 DEGREES EAST 522 FEET TO THE CENTER OF EATONS CREEK ROAD; THENCE NORTH 15 3/4 DEGREES EAST 169.8 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES AS IS SHOWN BY SURVEY BY ERLE DRAKE, FEBRUARY 25, 1936.

BEING THE SAME PROPERTY CONVEYED TO JOHN A. MURPHY, JR. BY DEED FROM JOSEPH DAVID HINKLE AND DANIEL PAUL HINKLE AND ANDREW JAMES HINKLE, DEVISEES OF THE LAST WILL AND TESTAMENT OF MARIE G. HINKLE, DECEASED, OF RECORD BY INSTRUMENT NO. 20060419-0044981, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5735 Eatons Creek Road, Joelton, TN 37080
(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 my/our hand(s) this 24th day of June, 2015.

WARRANTY DEED
(Continued)

John A. Murphy, Jr.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Murphy, Jr., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of June, 2015.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072