(2)

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150052983 DEEDWARR
Recvd: 07/01/15 11:01 7 pgs
Fees:38.00 Taxes:407.93
20150701-0063619

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
James R. Mullens **Christy C. Mullens** **2417 Trivaca Ln** **Nolensville, TN, 37135**	**NEW OWNER**	**147-14-0-061.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$110,250.00**.

Affiant

Sworn to and subscribed before me this 29 day of June, 2015.

Notary Public

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 9-26-16

For and in consideration the sum of Ten Dollars ($10) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **JILL EDMONDSON, as Administrator of the Estate of Herschel L. Murphy, Jr., JILL EDMONDSON, Individually, MICHELLE MURPHY, GREGORY BRIAN MURPHY, and JAMES MURPHY**, (the "Grantors"), have this day bargained and sold and do hereby transfer and convey unto the said **JAMES R. MULLENS AND CHRISTY C. MULLENS, Husband and Wife,** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **590 Valleywood Drive, Nashville, TN 37211.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of the said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantors further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

This General Warranty Deed may be executed in one or more counterparts, each of which shall constitute an original but when taken together shall constitute but one instrument.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 3rd day of June, 2015.

THE ESTATE OF HERSCHEL L. MURPHY, JR.

Jill Edmondson, Administrator
By: Jill Edmondson, Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Jill Edmondson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the Administrator of the within named bargainor, an Estate, and that she as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Jill Edmondson, as such Administrator.

Witness my hand, at office, this 3rd day of June, 2015.

Angela Burr Adderly
Notary Public
My Commission Expires: 1-9-2018

ANGELA BURR ADDERLY (seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jill Edmondson
JILL EDMONDSON, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jill Edmondson, Individually**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2015.

Angela Burr Adderly
Notary Public
My Commission Expires: 1-9-2018

ANGELA BURR ADDERLY (seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MICHELLE MURPHY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michelle Murphy**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2015

Notary Public
My Commission Expires: 1-9-2018

ANGELA BURR ADDERLY
STATE (seal) OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GREGORY BRIAN MURPHY

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory Brian Murphy**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2015.

Notary Public (seal)
My Commission Expires:

MICHELLE MURPHY

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michelle Murphy**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of June, 2015

_____
Notary Public (seal)
My Commission Expires:

Gregory Brian Murphy
GREGORY BRIAN MURPHY

STATE OF Virginia

COUNTY OF Loudoun

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory Brian Murphy**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of June, 2015.

RR
Notary Public (seal)
My Commission Expires: 12/31/2015

RICHARD E. KRAMER
NOTARY PUBLIC
REGISTRATION # 7501120
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2015

JAMES MURPHY

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James Murphy**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2015.

Notary Public
My Commission Expires: 1-9-2018

ANGELA BURR ADDERLY
STATE OF TENNESSEE NOTARY PUBLIC
(seal)
DAVIDSON COUNTY

Exhibit A

[Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 263, as shown on the map entitled Whispering Hills, Section II-B, of record in Book 2331, Page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 135 feet on the northerly side of Valleywood Drive and runs back 158.5 feet on the easterly line and 175 feet on the westerly line to a broken line in the rear on which it measures 173 feet.

Being the same property conveyed to HERSCHEL L. MURPHY, JR. AND WIFE, PATRICIA W. MURPHY, by deed from LESLIE SEWELL GRIFFY AND WIFE, MARJORIE L. GRIFFY, of record in Book 3465, Page 585, dated December 4, 1962, said Register's Office. PATRICIA W. MURPHY has since died leaving HERSCHEL L. MURPHY, JR. as the surviving tenant by the entirety. HERSCHEL L. MURPHY, JR. died intestate on or about April 28, 2014, leaving GREGORY BRIAN MURPHY, JILL EDMONDSON, MICHELLE MURPHY AND JAMES MURPHY as his only heirs-at-law. For further reference, see Affidavit of Heirship of record in Instrument No. *_____, said Register's Office.

*20150701-0063618

Exhibit B

[Permitted Exceptions]

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 147-14-0-067.00.

2. Matters shown on the Plan of record in Book 2331, Page 155, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6077, Page 473, said Register's Office.