WARRANTY DEED

MURPHY-H15200

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF July, 2015.

(Affix Seal)

Notary Public

My Commission Expires: My Commission Expires JULY 2, 2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jessica Murphy , an unmarried person	SAME	161.01-0A-060.00 CO
5312 Edmondson Pike, Apt. #4		
Nashville, TN 37211 .		

BILL GARRETT, Davidson County
Trans:T20150056011 DEEDWARR
Recvd: 07/10/15 11:20 2 pgs
Fees:13.00 Taxes:347.80
20150710-0067280

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DEBORAH C. HOLLEY AND KEITHLY S. CURD, as sole heirs and beneficiaries, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JESSICA MURPHY , AN UNMARRIED PERSON, hereinafter called the Grantee(s), 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 Unit No. 5312-#4, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to June S. Curd from BVT Country Place, Ltd., by Warranty Deed recorded on October 5, 1993, in Book 9105, Page 743, Register's Office for Davidson County, Tennessee (showing consideration of $49,500.00). The said June S. Curd died on February 3, 2015, and pursuant to her Last Will and Testament devised the subject property to Deborah C. Holley and Keithly S. Curd, Docket No. 15P270, Probate Court Clerk's Office for Davidson County, Tennessee.

The Grantors warrant that the subject property is not either of their residence and is not subject to any marital interest therein.

Deborah C. Holley, Executrix of the Estate of June Stanford Curd, joins in this conveyance to warrant that there are not matters affecting the subject Estate that would encumber or otherwise detrimentally affect the conveyance made herein.

June Stanford Curd is one and the same person as June S. Curd.

Subject to restrictive Covenants in Master Deed of record in Book 6612, Page 75, said Register's office, including any revisions/amendments/corrections recorded.

( ) unimproved
This is (X) improved property known as 5312 Edmondson Pike, Apt. #4, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 8th day of July, 2015 :

Deborah C. Holley, Individually

Keithly S. Curd, Individually

Deborah C. Holley, as Executrix of the Estate of June Stanford Curd

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named DEBORAH C. HOLLEY, the bargainor(s), 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 and official seal at Sumner County, Tennessee, this 8th day of July, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named KEITHLY S. CURD, the 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 at Sumner County, Tennessee, this 8th day of July, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **DEBORAH C. HOLLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Executrix** of **The Estate of June Stanford Curd,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **DEBORAH C. HOLLEY** as **Executrix**.

Witness my/our hand(s) this 8 day of July, 2015.

Notary Public

My Commission Expires:_____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019