FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$219,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 21, 2015.** Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150071699 DEEDWARR
Recvd: 08/25/15 08:16 2 pgs
Fees:13.00 Taxes:810.30
20150825-0085507

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0393**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Connor Carroll		**07309001600**
(NAME) **2502 Sandy Drive**	**Bank of Tennessee** **165 Indian Lake Blvd, Suite 107** **Hendersonville, TN 37075**	
(ADDRESS) **Nashville,TN 37216**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Carl Murphy, married** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Connor Carroll, unmarried and Thomas Matthew Carroll, married as Tenants in Common with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 21 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County.

Said lot fronts 88 feet on the easterly side of Sandy Drive and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Robert Carl Murphy, by Affidavit of Heirship filed March 3, 2009 at Instrument Number 20120309-0020895; and being the same property conveyed to Carl L. Murphy, Jr. and wife, Jean O. Murphy by Warranty Deed from Charles Leonard Wills and wife, Norma Jean Wills, recorded November 18, 1965 at Book 113, page 29, said Register's Office. Jean O. Murphy having since died November 17, 2004 vesting property to Carl L. Murphy, Jr.. Carl L. Murphy, Jr. having since died February 13, 2012, vesting property to his heir at law, Robert Carl Murphy.

***The was never the marital residence of the seller.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2502 Sandy Drive, Nashville, TN 37216**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **21st** day of **August, 2015**.

Robert Carl Murphy

STATE OF **TENNESSEE**
COUNTY OF ~~Davidson~~ Sumner

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert Carl Murphy**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **21st** day of **August, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY