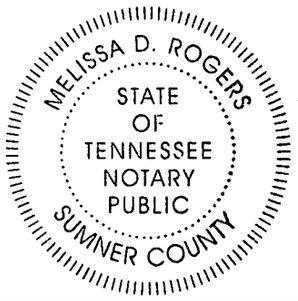
(3)

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Roxanne Whited
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2015

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Roxanne Whited | Roxanne Whited | 34-6-22 |
| (NAME) | (NAME) | |
| 1900 Spring Branch Drive | 1011 Bates Court | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Hendersonville, TN 37075 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20151621 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, DARYL CLARK MCMURTRY AND DAVID BRUCE MCMURTRY AND DONNA KAY MCMURTRY PACENTRILLI AND DALE ROBERT MCMURTRY**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ROXANNE WHITED**, hereinafter called the GRANTEES, 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. 47 on the Plan of Shepherd Hills, Section 2, of record in Book 2900, page 12, Register's Office for said County.

Said Lot fronts 120 feet on the south side of Spring Branch Drive and runs back between parallel lines 350 feet to a dead line.

Being the same property conveyed to R. C. McMurtry and wife, Rebecca McMurtry by deed from A. J. Coleman and wife, Edith Coleman, dated April 12, 1960, of record in Book 3074, page 385, Register's Office for Davidson County, Tennessee. The said R. C. McMurtry (also known as Robert Clarke McMurtry) having since died on August 18, 2010, leaving Rebecca McMurtry as surviving tenant by the entirety. The said Rebecca McMurtry having since died on April 8, 2015 and by her Will of record in Docket No. 15P905, Davidson County Probate Court Clerk's Office, the subject property was devised to Daryl Clark McMurtry, David Bruce McMurtry, Donna Kay McMurtry Pacentrilli and Dale Robert McMurtry.

Unimproved ☐

This is improved ☒ property, known as 1900 Spring Branch Drive, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150089655 DEEDWARR
Recvd: 10/21/15 10:53 2 pgs
Fees:13.00 Taxes:481.00
20151021-0107020

Witness our hands this 19th day of October, 2015

Daryl Clark McMurtry

David Bruce McMurtry

Donna Kay McMurtry Pacentrilli
by David Bruce McMurtry, Attorney in Fact

Dale Robert McMurtry
by David Bruce McMurtry, Attorney in Fact

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daryl Clark McMurtry and David Bruce McMurtry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2015.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17

STATE OF TENNESSEE )
COUNTY OF SUMNER )

Before me personally appeared David Bruce McMurtry, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Donna Kay McMurtry Pacentrilli and Dale Robert McMurtry, and who acknowledged that he executed the same as the free act and deed of Donna Kay McMurtry Pacentrilli and Dale Robert McMurtry.

Witness my hand, at office, this 19th day of October, 2015.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 4/19/17