Davidson County DEEDWARR
Recvd: 10/27/15 09:29 3 pgs
Fees:18.00 Taxes:525.40
20151027-0109074

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Cheatham
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $142,000.00.

Kara Krantz
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd day of October, 2015.

NOTARY PUBLIC

My commission expires: 8-25-18

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Shaun M. Murphy	Same	15010007700
(NAME)	(NAME)	
3429 Towneship Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **William E. Moran, Trustee and Doris E. Moran, Trustee of the William E. Moran and Doris E. Moran Revocable Living Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Shaun M. Murphy**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Towne Village of The County, Section III, of record in Plat Book 5200, Pages 268 and 269, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Moran and Doris Moran by deed from Secretary of Housing and Urban Development, of record in Instrument No. 20110317-0020884, Register's Office of davidson County, Tennessee. Being the same property further conveyed to William E. Moran, Trustee and Doris E. Moran, Trustee of the William E. Moran and Doris E. Moran Revocable Living Trust by deed from William Moran and wife, Doris Moran, of record in Instrument No. 20130110-0003271, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 3429 Towneship Road, Antioch, TN 37013

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/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 conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of October, 2015.

William E. Moran and Doris E. Moran Revocable Living Trust

William E. Moran, Trustee
William E. Moran, Trustee

Doris E. Moran, Trustee
Doris E. Moran, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Moran and Doris E. Moran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of the William E. Moran and Doris E. Moran Revocable Living Trust, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 23rd day of October, 2015.

Tammy Duncan
Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 23 day of Oct, 2015

Notary's Signature



My Commission Expires: 8.25.18