WARRANTY DEED

File #15519

BILL GARRETT, Davidson County
Trans:T20150097855 DEEDWARR
Recvd: 11/17/15 15:48 2 pgs
Fees:13.00 Taxes:695.23
20151117-0116738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/2019

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shauna D. Seymore	Same as new owner	-073070 10900
(NAME)	(NAME)	
2404 Melbourne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Patrick M. Murphy, and Gregory S. Murphy, and Timothy E. Murphy, and Bonnie Murphy Shunk, and and Daniel J. Murphy,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shauna Seymore, an unmarried woman** HEREINAFTER CALLED THE GRANTEE, HIS 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. 293 on the Plan of Section Four, Sunset View of record in Plat Book 2854, Page 63, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 293 fronts 110 feet on the westerly side of Melbourne Drive, and runs back 248 feet on the northerly side and 121.1 feet on the southerly line, to a dead line in the rear on which it measures 181.15 feet.

Being the same property conveyed to Thomas E. Murphy and wife, Winifred V. Murphy by warranty deed from Donald J. Evans and wife, Greta M. Evans of record in Book 4844, page 276, Register's Office for Davidson County, Tennessee, dated 07/29/1974 and recorded on 08/16/1974.

The said Winifred V. Murphy died January 18, 2011. The said Thomas E. Murphy died March 14, 2013 and per Case No. 13P-1000 in the Seventh Circuit Court of Davidson County at Nashville, Tennessee, title passed to Patrick M. Murphy, Gregory S. Murphy, Timothy E. Murphy, Bonnie Murphy Shunk, and Daniel J. Murphy. See also Affidavit of Heirship recorded October 8, 2013 in Instrument No. 20131008-0105384, Register's Office for Davidson County, Tennessee.

Being also known as 2404 Melbourne Drive Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2404 Melbourne Drive, Nashville, TN 37214

(House Number) (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 we do covenant with the said GRANTEES 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 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, 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 hand this 16th day of November, 2015.

Patrick M Murphy

Patrick M. Murphy

Gregory S Murphy by Patrick M Murphy attorney in fact

Gregory S. Murphy by Patrick M. Murphy, Attorney in Fact

Timothy E Murphy by Patrick M Murphy, attorney in fact

Timothy E. Murphy by Patrick M. Murphy, Attorney in Fact

Bonnie Murphy Shunk by Patrick M Murphy attorney in fact

Bonnie Murphy Shunk by Patrick M. Murphy, Attorney in Fact

Daniel J Murphy by Patrick M Murphy attorney in fact

Daniel J. Murphy by Patrick M. Murphy, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick M. Murphy, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16 day of November, 2015.

Leslie Garside

NOTARY PUBLIC

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/20/19

STATE OF Tennessee

COUNTY OF Davidson

On this the 16th day of November, 2015, before me, appeared Patrick M. Murphy, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is Power of Attorney for Gregory S. Murphy, and Timothy E. Murphy, and Bonnie Murphy Shunk, and and Daniel J. Murphy, and that said instrument was signed in behalf of said Gregory S. Murphy, and Timothy E. Murphy, and Bonnie Murphy Shunk, and Daniel J. Murphy as his/her free act and deed pursuant to a validly executed Specific Power of Attorney recorded simultaneously herewith in ·20151117-0116734
·20151117-0116735
·20151117-0116736
·20151117-0116737
Register's Office for Davidson County, TN.

WITNESS my hand and seal, this the 16th day of November, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206