THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 860,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150103853 DEEDWARR
Recvd: 12/09/15 08:43 2 pgs
Fees:13.00 Taxes:3182.00
20151209-0123731

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Brian Thomas Murphy and Brooke Anne Murphy and Anthony Andrew Cibulski	Newowner	
1131 Crater Hill Drive		144-02-0-005.00
Nashville, TN 37215		
(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, WE, **Jon R. Thomas and wife, Jennie V. Thomas,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke A. Murphy and Brian T. Murphy, Wife and Husband, and Anthony Andrew Cibulski, as joint tenants with right of survivorship,**

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. 60 on the Plan of Chickering Hills, Section Three of record in Plat Book 2663, Page 17, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 60 fronts 229.28 feet on the Westerly margin of Crater Hill Drive and extends back 438.2 feet on the Northerly line and 479.2 feet on the Southerly line to a dead line in the rear, measuring 232.90 feet thereon.

Being the same property conveyed to Jon R. Thomas and wife, Jennie V. Thomas by Warranty deed from Hal B. Johnson and wife, Dona D. Johnson of record in Book 11725, page 606, Register's Office for Davidson County, Tennessee, dated September 27, 1999 and recorded on November 01, 1999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been paid and prorated between the Grantor and Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1131 Crater Hill Drive, Nashville, TN 37215.**

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 our hands this the 17th day of November, 2015.

Jon R. Thomas

Jennie V. Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jon R. Thomas and Jennie V. Thomas**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of November, 2015.

My Commission expires: March 8, 2016

Notary Public

