10141

WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crystal Bay, LLC	New owner	163040a43700co
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 437	PO Box 7215	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Sprockels CA 93962	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ehis Murphy,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Crystal Bay, LLC,** 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 Unit 437, together with the appurtenant interest in the common elements of Hamilton Crossings Townhomes, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20040221-001695, Instrument No 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-0075731 and Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached to the aforementioned amendment in Instrument No. 20060208-0014793.

Kawana Murphy joins in this conveyance for the purpose of conveying any homestead/marital rights in said property.

Being the same property conveyed to Ehis Murphy by Warranty Deed dated January 25, 2007, from R.J. York Homes, LLC, a Limited Liability Company, of record in Instrument No. 20070129-0011585, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3001 Hamilton Church Road, Unit 437, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160015099 DEEDWARR
Recvd: 02/24/16 10:10 2 pgs
Fees:13.00 Taxes:408.85
20160224-0017485

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/our hands this 22nd day of February, 2016.

Ehis Murphy

Kawana Murphy

State of Tennessee
County of Williamson

Personally appeared before me Ehis Murphy and Kawana Murphy, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of February, 2016.

Notary Public
My Commission Expires: _____

File No.: 10141

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