Davidson County DEEDWARR
Recvd: 03/09/16 12:41 2 pgs
Fees:13.00 Taxes:555.00

20160309-0022604

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

160251

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 01-06-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Go Kim Lian	U.S. Bank Home Mtg	148-13-0/95.00
(NAME)	(NAME)	
306 Fairlane Drive	7601 Penn Ave S. Ste A1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richfield, MN 55423	
(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, **Frances Elaine Murphy, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Go Kim Lian, a single man,** 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, described as follows:

Lot 266 on the plan of Fairlane Park, Section 3, of record in book 2331, page 145, Register's Office for Davidson county (RODC) to which plat we refer for a more complete description.

Being the same property conveyed to Frances Elaine Murphy by Quitclaim deed from James Thomas Murphy, sr., dated September 16, 2002 and filed for record October 1, 2002 as Instrument No. 20021001-0119023 in the Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

2016 County Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 306 Fairlane Drive, Nashville, TN 37211
(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/our hands this 8th day of March, 2016.

Frances Elaine Murphy by Lee Weatherly Murphy as her attorney in fact

Frances Elaine Murphy, by Lee Weatherly Murphy
her attorney if fact

State of Tennessee
County of Davidson

Personally appeared before me Lee Weatherly Murphy with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence and who acknowledged that he is the power of attorney for Frances Elaine Murphy, as evidenced in that power of attorney duly executed and recorded simultaneously herewith, and who acknowledged that he executed the foregoing instrument for purposes therein contained on behalf of Frances Elaine Murphy.

WITNESS my hand and seal this 8th day of March, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201603005

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

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires
4-24-2018