BILL GARRETT, Davidson County
Trans:T20160023316 DEEDWARR
Recvd: 03/22/16 13:37 2 pgs
Fees:13.00 Taxes:481.00
20160322-0027142

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

Subscribed and sworn to before me, this 18TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 08-20-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William D. Murphy, husband and Lindsey K. Murphy, wife	Regions (NAME)	02607010600
101 Brenton Court (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Janea E. Hiser and husband, Michael Hiser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William D. Murphy, husband and Lindsey K. Murphy, wife , hereinafter called the Grantees, their heirs and assigns, that 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. 184 ON THE PLAN OF WINDSOR GREEN, PHASE II, SECTION 1, OF RECORD IN PLAT BOOK 6250, PAGE 989, AS AMENDED IN DEED BOOK 7205, PAGE 890, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JANEA E. GARMON, UNMARRIED, BY DEED FROM HOWARD H. NUSS, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20021205-0149901, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JANEA E. GARMON IS NOW KNOW AS JANEA E. HISER.

MICHAEL HISER JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 101 Brenton Court, Goodlettsville, TN 37072
(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 hand(s) this 18th day of March, 2016.

WARRANTY DEED
(Continued)

Janea E. Hiser

Michael Hiser

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janea E. Hiser and husband, Michael Hiser, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of March, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072