BILL GARRETT, Davidson County
Trans:T20160055754 DEEDWARR
Recvd: 06/30/16 09:14 2 pgs
Fees:13.00 Taxes:943.50
20160630-0066738

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CARLI ALLEN COMM. EXP. 09-11-2017

WARRANTY DEED

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
Edith M. Murphy, an unmarried woman	SWBC Mortgage Corp	03000003200/ 03000002201
4972 Laws Rd. (ADDRESS)	9311 San Pedro #100 (ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pamela Marie Hobbs Wood and husband, James Wood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edith M. Murphy, an unmarried woman, 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 1, AS SHOWN ON THE FINAL PLAT OF THE PAMELA WOOD PROPERTY, OF RECORD IN INSTRUMENT NO. 20150107-0001554, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING A PART OF THE SAME PROPERTY CONVEYED TO CALVIN HOBBS AND PAMELA H. MUNDY, BY DEED FROM G. THOMAS SHIELDS, ATTORNEY, OF RECORD IN BOOK 5731, PAGE 997, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID CALVIN HOBBS HAVING SINCE DIED.

PAMELA H. MUNDY NOW BEING PAMELA MARIE HOBBS WOOD.

JAMES WOOD 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 4972 Laws Road, Whites Creek, TN 37189
(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 28th day of June, 2016.

WARRANTY DEED
(Continued)

Pamela Marie Hobbs Wood
Pamela Marie Hobbs Wood

James Wood
James Wood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Marie Hobbs Wood and husband, James Wood, 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 28th day of June, 2016.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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