(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160082763 DEEDWARR
Recvd: 09/21/16 09:39 2 pgs
Fees:13.00 Taxes:1979.50
20160921-0099301

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE GEORGETTE R. KENNEDY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas A. McMurry and Pamela A. McMurry	BancorpSouth Bank	117 13 0 071.00
(NAME)	(NAME)	
2812 Sugar Tree Rd.	P O Box 3356	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Tupelo, MS 38803-3356	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Thirty-Five Thousand And No/100 Dollars ($535,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicholas G. Beehan, III and Paige Beehan, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas A. McMurry and Pamela A. McMurry, husband and wife**, 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. 19 on the Plan of Woodmont Estate No. 2 of record in Plat Book 1130, Page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nicholas G. Beehan, III and wife, Paige D. Beehan by Warranty Deed from Chance L. Irwin and wife, Amy Harkins Irwin dated June 29, 2009 and recorded July 31, 2009 as Instrument No. 20090731-0071569, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2812 Sugar Tree Rd., Nashville, TN 37215

File Number: MTJ-165379SSO

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, has 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 19 day of Sept. 2016

Nicholas G. Beehan, III

Paige Beehan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nicholas G. Beehan, III and Paige Beehan, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2016.

Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-165379SSO