Davidson County DEEDWARR
Recvd: 09/23/16 14:52 3 pgs
Fees:18.00 Taxes:1994.30
20160923-0100669

WARRANTY DEED

FSBO16-4102

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/28/17
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dream Giver Investments, LLC	Dream Giver Investments, LLC	
4102 Eden Avenue	(NAME) 4102 Eden Avenue	
(ADDRESS) Nashville, TN 37215-3520	(ADDRESS) Nashville, TN 37215-3520	13103012700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TODD MURPHY AND SALLY MURPHY, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DREAM GIVER INVESTMENTS, LLC, hereinafter called the Grantee(s), 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. 57 on the Plan of Green Hills Subdivision No. 2, of record in Plat Book 547, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grace E. Wilson by General Warranty Deed from The Prudential Insurance Company of America, recorded on the 15th day of April, 1936 in Deed Book 1001, Page 49, in the Register's Office of Davidson County, Tennessee. Grace E. Wilson having died December 3rd, 2000 in Davidson County, Tennessee. Grace E. Wilson left a will but will has not been probated. Wallace Estill Wilson, Lawrence Alexander Wilson, and Buford Gray Wilson, Jr. being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20150528-0049273 and Instrument No. 20150528-0049274.

Buford Gray Wilson, Jr. having died and being survived by his wife, Marilyn Wilson and his son Buford Gray Wilson, IV. Affidavit of Heirship of record in Instrument No. 20150528-0049275.

Being the same property conveyed to Todd Murphy and Sally Murphy, husband and wife by Warranty Deed from Wallace Estill Wilson, Lawrence Alexander Wilson, Marilyn Wilson and Buford Gray Wilson, IV, as all the Heirs of Grace E. Wilson, of record in Instrument No. 20150528-0049276, Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on May 28, 2015.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 547, Page 139, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4102 Eden Avenue , Nashville, Tennessee 37215-3520
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of September, 2016.

Todd Murphy by Sally Murphy, his attorney infact
Todd Murphy, by Sally Murphy, his Attorney In Fact

Sally Murphy
Sally Murphy

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of September, 2016, before me personally appeared Sally Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of September, 2016, before me personally appeared Sally Murphy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Todd Murphy and Sally Murphy, husband and wife and who acknowledged he/she/they executed the same as the free act and deed of the said Todd Murphy and Sally Murphy, husband and wife.

Witness my hand and official seal, this the 23rd day of September, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

JON PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY