Davidson County DEEDWARR Recvd: 10/10/16 08:51 3 pgs Fees:18.00 Taxes:258.63 **20161010-0106672**

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive
Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of September, 2016

Notary Public

Commission Expires: 6-19-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
ENERGI Homes, GP 513 S. 10th Street Nashville, TN 37206	ENERGI Homes, GP 513 S. 10th Street Nashville, TN 37206	050-00-0-020.02

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Melissa McMurtry

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ENERGI Homes, GP

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 the 12th Civil District of Davidson County, Tennessee, being a portion of Parkwood Estates reserved for a shopping center, more particularly described as follows:

Beginning at a stake in the westerly right-of-way of Brick Church Pike, said point being 518.65 feet south of the south right-of-way of Brick Church Lane; thence with the westerly right-of-way of Brick Church Pike, south 0°56' west 200 feet to a stake; thence leaving said right of way of Brick Church Pike at right angles and on a bearing of north 89° 04' east to a stake; thence at right angles to the right north 0° 56' east 200.0 feet to a stake, being 25 feet from the constructed 8 inch sewer line of the Parkwood Service Company, and being the southerly right-of-way of Masonwood Drive, projected; thence at right angles to the right and parallel to said 8 inch sewer, running with the southerly right-of-way of Masonwood Drive, projected, south 89° 04' west 200 feet to the point of beginning, and containing 0.918 acres of land, more or less.

BEING the same property conveyed to Joe J. Thompson and wife, Clara L. Thompson, by Warranty Deed from W.E. Pilkerton and wife, Willie K. Pilkerton, dated 4/16/84 and recorded 4/17/84 in Book 6272, Page 51, in the Register's Office of Davidson County, Tennessee. The said Joe J. Thompson having since predeceased Clara L. Thompson. The said Clara L. Thompson having since died on April 12, 2007 devising subject property to Deborah Lynn Moore and Melissa Joann McMurtry by her Last Will and Testament filed 4/13/07 in Will Book 77, Page 754 in the Probate Court for Williamson County, Tennessee, and recorded 12/29/15 in Instrument No. 20151229-0130340, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Heirship recorded 12/29/15 in Instrument No. 20151229-0130339, said Register's Office. Subject property having been further conveyed to Melissa McMurtry, by Quitclaim Deed from Deborah Moore, dated 12/27/07 and recorded 1/3/08 in Instrument No. 20080103-0000797, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 0 Brick Church Pike, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of September, 2016.

Melissa McMurtry

Melissa McMurtry

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melissa McMurtry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of September, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)

True Copy Certification

I, Marjorie Kaup Haines, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY