WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100709 DEEDWARR
Recvd: 11/15/16 11:22 2 pgs
Fees:13.00 Taxes:1276.50

20161115-0120272

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~10TH~~ 10th DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8629 MURPHY CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Taylor A. Murphy and Lindsay C. Murphy	NEW OWNER	172030A07900CO
945 S Woodstone Lane		
Nashville, TN 37211		

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

GRANT BATSON, AND WIFE, JILL BATSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

TAYLOR A. MURPHY AND LINDSAY C. MURPHY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 945 S Woodstone Lane, Nashville, TN 37211

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/or 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/or 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 hand on the 10th day of November, 2016.

Grant Batson

Jill Batson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GRANT BATSON AND JILL BATSON, the 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 at Franklin, Tennessee, this 10th day of November, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 79 on the Plan of The Woodlands Phase 1 of record in Book 6900 Pages 498 & 499 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Grant Batson and wife, Jill Batson by Warranty Deed from Samuel F. Miller and wife, Rachel Miller, recorded on the 15th day of March, 2007 in Instrument No. 20070315-0031800, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLANDS PHASE 1, SECTION I, as recorded in Plat Book 6900, Page(s) 498 and 499, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Declaration of Covenants, Conditions and Restrictions, Charter and By-Laws for Woodlands recorded in Book 7334, Page 109 and Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224, re-recorded in Book 8643, Page 675, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Storm Water Detention Agreement recorded in Book 7336, Page 3.

f. Dedication of common area to The Woodlands Homeowners' Association recorded in Book 8472, Page 310.

g. Charter of Incorporation of The Woodlands Homeowners' Association recorded in Book 8454, Page 246.

h. Deed of Conveyance to Metropolitan Government recorded in Book 8541, Page 225, Book 8541, Page 230 and Book 8541, Page 235.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.