RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20160113526 DEEDWARR
Recvd: 12/27/16 11:27 2 pgs
Fees: 13.00 Taxes: 640.10
20161227-0135478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF DECEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2832BB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kristin Andrews	New Owner	053-14-0-027-00
1321 Pawnee Trl		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JIMMY H. MURPHY, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTIN ANDREWS

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
Land in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 3-A and 4-A on the Map of Nawakwa Hills River Front Section, being a subdivision of the northeasterly part of a 29.79 acre tract shown on the original plan of Nawakwa Hills, and described according to a copy of a survey made in August, 1945, by Ewell Anderson, Surveyor, as follows: Beginning at an iron pin near a whiteoak on the top of a bluff, at the northeast corner of Lot 3-A, in the westerly line of a strip of land dedicated for public use for ingress and egress from Pawnee Trail by instrument of record in Book 1298, page 631, Register's Office for said County; thence along the easterly line of said Lot 3-A, southwardly 74 feet to an ash, and iron pin, and continuing with the same, southwardly 41 feet to an elm, and iron pin, at the beginning of a curve, thence continuing with the same southwestwardly, along said curve, 125 feet to a point in the northerly margin of Pawnee Trail, at an iron pin, at the common corner of Lots 3-A and 4-A, and continuing with the margin of said trail northwestwardly 50 feet more or less to the common corner of Lots 4-A and 5-A; thence northeasterly with the line between said lots, 185 feet more or less, to a point; thence with the rear line of Lots 4-A and 3-A, south 55 1/2 deg. East 100 feet, more or less, to the beginning.

Tract II
A tract of land in the Second Civil District, Davidson County, Tennessee, being described according to an unrecorded boundary survey for Jimmy and Judy Murphy, by Daniels & Associates, Inc., License No. 1489, 2805 Foster Avenue, Suite 203, Nashville, Tennessee 37203, dated October 21, 1993. Said Tract lies generally north of Pawnee Trail and south of the Cumberland River and being more particularly described as follows: BEGINNING at an iron pin on the set on the westerly right of way of Broadway of Nawakwa; said pin also being the northeasterly corner of Jimmy Murphy of record in Book 8604, age 947, R.O.D.C. Tennessee; thence, with the northerly boundary of said Jimmy Murphy N 54 deg. 23' 00" W 100.0 feet to a point; said point being N 37 deg. 21' 29" E 28.0 feet from a witness pin set; thence, severing a tract of land conveyed to Alvin R. Hawkins of record in Book 7060, page 547, R.O.D.C., Tennessee N 37 deg. 21' 29" E 396.0 feet to a point; said line passes at 150.0 feet a witness pin set and at 300.0 feet a witness pin set; thence, with the Cumberland River S 40 deg. 35' 00" E 289.0 feet to a point; thence, with the easterly most boundary of said Hawkins S 66 deg. 08' 00" W 379.5 feet to the point of beginning, said line passes at 139.5 feet a witness pin set and at 239.5 feet a witness pin set. Containing 72,316 square feet or 1.66 acres more or less. This property has no access or road frontage and contains less than 5 acres, and cannot be conveyed as described herein, however, Grantees by acceptance hereof acknowledges that they are the owners of property adjacent to the property described which provides access.

(Tract I) Being the same property conveyed to Jimmy H. Murphy and wife, Judy T. Murphy by warranty deed from Ellie May Sanders Thompson, widow of record in Book 8604, page 947, Register's Office for Davidson County, Tennessee, dated 04/15/1992 and recorded on 04/20/1992.

(Tract II) Being the same property conveyed to Jimmy Harry Murphy and wife, Judy T. Murphy by warranty deed from Alvin R. Hawkins, and wife, Ernestine M. Hawkins, David A. Hawkins, Richard R. Hawkins, Stephen M. Hawkins, Andrew M. Hawkins and Kenneth E. Hawkins of record in Book 9206, page 67, Register's Office for Davidson County, Tennessee, dated 12/28/1993 and recorded on 01/03/1994.

Judy T. Murphy having since died on 10-15-2016 vesting sole ownership to Jimmy H. Murphy as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien due and payable, but not delinquent.

Electrical Permit of record in Book 9981, Page 366, in the Register's Office for Davidson County, Tennessee.

The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural and unobstructed flow thereof.

Water (Avulsion and Erosion) - Any enlargement of loss of land by reason of avulsion and revulsion of land and questions of ownership caused by subsequent rebuilding or reformation of land.

Water - (River Bed Land)

Right, title,and interest, if any, of the State of Tennessee in and to that part of the land, if any, extending beyond the mean high water mark of the Cumberland River.

Restrictions of record in Book 1300, Page 334, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Utility Easement referenced in deed of record in Book 1764, Page 493, in the Register's Office for Davidson County, Tennessee.

This is property known as 1321 Pawnee Trl, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 22nd day of December, 2016.

X Jimmy H. Murphy

Jimmy H. Murphy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JIMMY H. MURPHY, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of December, 2016.

Laurie Damewood

Notary Public

My Commission Expires: 3/22/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2832BB

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027