Davidson County	DEEDWARR
Recvd: 03/15/17 08:14	3 pgs
Fees:18.00 Taxes:554.63	
20170315-0025132	

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $149,900.00.

Mary Chambers
Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 10th day of March, 2017.

Notary Public
My commission expires: DEC 27 2017

05-1701-67093

Address of New Owner:
Gary Chambers
214 New Brick Church Pike
Goodlettsville TN 37072

Send Tax Bills to:
Mortgage Solutions of Colorado LLC
5455 N. Union Blvd
Colorado Springs CO 80918-2077

Tax Information:
018-16-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rose Marie Murphy, beneficiary under the Last Will and Testament of Lillie C. Bryson, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gary Chambers, a single man**, hereinafter called the Grantees, their successors 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. 51, on the Plan of Burton Heights, of record in Plat Book 3106, Page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lillie Bryson by Quitclaim Deed from Rose Marie Murphy, dated April 13, 2011, recorded April 27, 2011, of record in Instrument No. 20110427-0032060, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rose M. Woods Murphy, Trustee under the Revocable Trust Agreement of Lillie C. Bryson dated, April 13, 2011 by Quitclaim Deed from Lillie Bryson, dated April 15, 2011, recorded July 1, 2011, of record in Instrument No. 20110701-0050773, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lillie C. Bryson by Trustee's Quitclaim Deed from Rose M. Murphy, Trustee under the Revocable Trust Agreement of Lillie C. Bryson dated, April 13, 2011, dated January 17, 2013, recorded January 31, 2013, of record in Instrument No. 20130131-0010249, Register's Office for Davidson County, Tennessee. Lillie C. Bryson having since died on January 13, 2016 leaving Rose Marie Murphy as her sole heir as evidenced by the Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 20170315-0025131 Register's Office for Davidson County, Tennessee.

Lillie Bryson and Lillie C. Bryson is one and the same person.
Rose Marie Murphy is one and the same person as Rose M. Woods Murphy.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 214 New Brick Church Pike, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 10th day of March, 2017.

Rose M. Murphy

Rose M. Murphy

STATE OF Indiana
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rose M. Murphy** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Indianapolis, In, this 10th day of March, 2017.

Notary Public

My Commission expires:

Shoquana E Humphries
Notary Public Seal State of Indiana
Marion County
My Commission Expires 11/02/2018

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY