Davidson County DEEDWARR
Recvd: 05/31/17 08:53 3 pgs
Fees:18.00 Taxes:1038.78
20170531-0053737

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0921

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2017

Notary Public
Commission Expires: 4-10-18

SUSAN K. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cleve Bryant Murphy Trust 309 Farrington Place Franklin, TN 37069	NEW OWNER	172-04-0A-019.00-CO

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,

Marino Anton Bruce

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

Cleve Bryant Murphy, Trustee for the Cleve B. Murphy Revocable Trust u/a dated September 12, 2012

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 64 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat Book 9700, Page 857, 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 Marino Anton Bruce, a married man and wife Dorothy J. Bruce by Warranty deed from Richard M. Kupelian, Jr. and wife, Susan Kupelian of record in Instrument No. 20050823-0100184 Register's Office for Davidson County, Tennessee, dated August 15, 2005 and recorded on August 23, 2005.

Being the same property conveyed to Marino Anton Bruce by Quitclaim deed from Dorothy J. Bruce of record in Instrument No. 20090203-0009293 Register's Office for Davidson County, Tennessee, dated December 01, 2008 and recorded on February 03, 2009.

Subject property having never been the primary residence of Bettina Bruce, spouse of Marino Anton Bruce.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) easements, restrictive covenants and conditions, including items set out on any applicable plat of record; (2) 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: 1225 Brentwood Highlands Drive, 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, his heirs and assigns forever; and he so covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 30th day of May, 2017.

Marino Anton Bruce

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marino Anton Bruce** 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 _____, Tennessee this 30th day of May, 2017.

Notary Public
My Commission Expires: 9-10-18

(Notary Seal)

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

