Davidson County DEEDWARR Recvd: 06/30/17 11:35 3 pgs Fees:18.00 Taxes:1960.63 **20170630-0066043**

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179063

#33736

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2017. NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Murphy and Nancy A. Murphy, Co-Trustees of the Murphy Revocable Living Trust dated November 25, 2003 584 Summit Oaks Court Nashville, TN 37221	Pinnacle Bank 150 3rd Ave S. Suite 900 Nashville, TN 37201	128 12 0B 015.00CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars ($529,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **UMA SHASTRI, SINGLE AND MARKUS WILLIAMS, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS M. MURPHY AND NANCY A. MURPHY, CO-TRUSTEES OF THE MURPHY REVOCABLE LIVING TRUST DATED NOVEMBER 25, 2003**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Final Plat Woodbury Phase 2, as shown on plat of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Uma Shastri and Markus Williams, as joint tenants with right of survivorship, by Warranty Deed from Dalamar Homes, LLC, dated 6/11/2015, recorded 6/16/2015, of record in Instrument #20150616-0056975, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Dalamar Homes, LLC by deed from Greater Middle Tennessee Development Partnership dated 8/14/2014, of record in Instrument #20140820-0075742, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 23rd day of June, 2017.

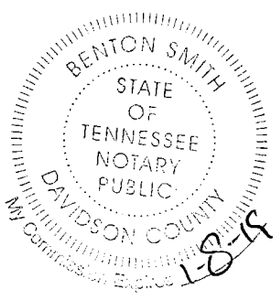
MARKUS WILLIAMS

UMA SHASTRI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Markus Williams and Uma Shastri, 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 seal, this the 23rd day of June, 2017.



Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

