Bill Garrett Davidson County
Batch# 53617 DEEDWARR
02/01/2018 08:54:56 AM 2 pgs
Fees: $13.00 Taxes: $283.05
20180201-0010061

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$76,500.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of January, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Murphy and Linda Murphy 1644 Rachel Way Old Hickory, TN 37138	New Owner	044-15-79.00

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, we,

Daniel H. Pigue, an unmarried person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Terry Murphy and Linda Murphy, husband and wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 101 on the Plan of Section D, Village of Old Hickory as shown on plan recorded July 16, 1948 in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Daniel H. Pigue, An Unmarried Person by Warranty Deed from Wanda G. Denning Ledbetter and Steve Ledbetter, dated April 30, 2004, of record in Instrument Number 20040504-0050626, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 65 and Key Map of record in Book 1835, Page 87, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **913 Bryan Street, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with 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 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 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(s) this 31 day of January, 2018.

Daniel H. Pigue

Daniel H. Pigue

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daniel H. Pigue, with whom I am personally acquainted, (or who 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, at office, this 31st day of January, 2018.

NOTARY PUBLIC

My Commission Expires: 05/30/2018

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076