Bill Garrett Davidson County
Batch# 81252 DEEDWARR
04/16/2018 11:08:26 AM 2 pgs
Fees: $13.00 Taxes: $693.75
20180416-0035457

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $187,500.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2018.

Notary Public – Steven Richardson
My commission expires: 10/14/20

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Brown 2442 Union Hall Rd Goodlettsville, TN 37072	Southwest Funding, L.P. 13150 Colt Rd, Ste 100 Dallas, TX 75240	**016-00-0-168.00**

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, **Curtis Murphy, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Joshua Brown, a single man**, 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:

> Land in Davidson County, Tennessee, being Lot No. 4, on the Plat of Edward G. Bracy Property, Section 2, Part 3, of record in Plat Book 5190, Page 569, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.
>
> Being the same property as conveyed to Curtis Murphy and wife, Dorothy Murphy by Warranty Deed from Thomas Dekorne and Wife, Bethany Dekorne, by Deed dated July 9, 2009, recorded July 14, 2009, and filed for record in Instrument No. 20090714-0065636, Register's Office for Davidson County, Tennessee. The said Dorothy Murphy a/k/a Dorothy Ann Murphy died on August 6, 2016 leaving Curtis Murphy as surviving Tenant by the Entireties and fee owner.
>
> 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. The Current year property taxes have been prorated and are being assumed by Grantees herein.
>
> This property is improved property known as 2442 Union Hall Rd, 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. Grantor covenants with Grantees that Grantor is lawfully

seised 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. Grantor does further covenant and bind himself/herself, his/her 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 13th day of April, 2018.

Curtis Murphy

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Curtis Murphy, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this April 13, 2018.

Steven Richardson
State of Tennessee



My Commission expires 10/14/20