Karen Y Johnson Davidson County
Batch# 140967 DEEDWARR
09/14/2018 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $680.80
20180914-0091611

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018090002

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $184,000.00

Sworn to and subscribed before me this 14th day of September, 2018.

KATHLEEN MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Affiant

Notary Public My commission expires: 12-5-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Cleve Bryant Murphy, Trustee 309 Farrington Place Franklin, TN 37069	New Owner	161-05-0C-103.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas Broussard, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cleve Bryant Murphy, as Trustee of the Cleve B. Murphy Revocable Trust u/a/ dated September 12, 2012** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 3 on the Plan of Huntington Park Townhomes of record in Book 8813, Page 573, as amended in Book 9018, Page 56, 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 Thomas Broussard by Warranty deed from Kelly Harner of record in Instrument No. 20170713-0070649 Register's Office for Davidson County, Tennessee, dated June 27, 2017 and recorded on July 13, 2017.

This is improved property known as **765 Huntington Parkway, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee. Davidson County taxes for the year 2018 have been prorated between the parties as of this date. Subsequent years taxes are assumed by Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14th day of September, 2018.

Thomas Broussard

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Thomas Broussard, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

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 me, Mary R. Baker, 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: 3/4/2020

Mary R. Baker

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020