Karen Johnson Davidson County
Batch# 190449 DEEDWARR
01/31/2019 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $786.99
20190131-0009443

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0029

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cullen R. Murphy and Ann Marie Murphy	SWBC Mortgage Corp.	Map: 095030110000
(NAME) 209 Fairway Drive	(NAME) 9311 San Pedro #100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TWELVE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($212,700.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RUBYE LOIS BOYCE AND HUSBAND, EDWIN V. BOYCE, JR.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CULLEN R. MURPHY AND WIFE, ANN MARIE MURPHY,

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 Nos. 20 and 21 on the Map of Merry Oaks, as of record in Book 1835, Pages 67 & 68, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.

Said Lot No. 20 fronts 81.3 feet on the East side of Fairway Drive and runs back between lines 308.2 feet on the North line and 324.7 feet on the South line to a dead line in the rear, which is a broken line, on which it measures 88.5 feet.

Said Lot No. 21 fronts 80 feet on the East side on Fairway Drive and runs back between lines; 324.7 feet on the North line and 305.5 feet on the South line to a dead line in the rear on which it measures 82.6 feet.

Being the same property conveyed to Rubye Lois Boyce and husband, Edwin V. Boyce, Jr., by deed from Rubye Lois Boyce and husband, Edwin V. Boyce, Jr., of record in Instrument No. 20150312-0021097, dated March 6, 2015, Register's Office for said County. Also, see Quitclaim Deed of record in Instrument No. 20150312-0021096, Quitclaim Deed of record in Instrument No. 20090604-0051557, Revocation of Joint Living Trust of record in Instrument No. 20090218-0013635, Quitclaim Deed of record in Instrument No. 20020108-0002663, and Warranty Deed of record in Instrument No. 20010606-0059273.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 67 & 68, said Register's Office; (3) Encroachment Easement of record in Instrument No. 20010201-0009766, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1855, Page 377, amended in Book 1876, Page 264, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 209 Fairway Drive, Nashville, TN 37214
(House No.) (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 our hands this 30th day of January, 2019.

Rubye Lois Boyce
Rubye Lois Boyce

Edwin V. Boyce, Jr.
Edwin V. Boyce, Jr.

STATE OF NEW HAMPSHIRE
COUNTY OF Grafton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rubye Lois Boyce and Edwin V. Boyce, Jr., 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 this, 30th day of January, 2019.

My Commission Expires: 9.27.2022
Notary Public

TRACIE L. JOHNSON
MY COMMISSION EXPIRES SEPT. 27, 2022
NOTARY PUBLIC
NEW HAMPSHIRE

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.