SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 220035 DEEDWARRSP
04/22/2019 10:15:12 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00

20190422-0036256

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VALERIE KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Simple Cremation & Funeral, LLC, a Tennessee limited liability company	NEW OWNER	11808014000
(NAME)	(NAME)	
7427 Charlotte Pike		11808013900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		142020A00100 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stephen Ray Murphy and The Big Sandy Group, Inc. a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Simple Cremation & Funeral, LLC, a Tennessee limited liability company,** 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:

First Tract:

BEING Lot No. 307, on the Plan of Grandview Heights Subdivision, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Stephen R. Murphy and wife, Elizabeth D. Murphy, by Warranty Deed from Shirley M. Zielinski, a widow, dated January 30, 2003, of record in Instrument No. 20030205-0016207, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stephen Ray Murphy by Quitclaim Deed from Elizabeth Denise Murphy, dated August 22, 2007, of record in Instrument No. 20070917-0111055, Register's Office for Davidson County, Tennessee.

Second Tract:

Being Lot No. 1 on the Plan of the Resubdivision of Lots 304, 305 and 306, Grandview Heights, of record in Book 8250, page 504, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Stephen R. Murphy and wife, Elizabeth D. Murphy, by Warranty Deed from Joe S. Fields and wife, Elnora Ann Fields, dated August 19, 2004, of record in Instrument No. 20040824-0102109, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to Stephen Ray Murphy by Quitclaim Deed from Elizabeth Denise Murphy, dated August 22, 2007, of record in Instrument No.

20070917-0111054, Register's Office for Davidson County, Tennessee.

Third Tract:

BEING Unit 108, Building B, on the Plat of The Arlington at Williamsburg Office Park Condominiums as shown on Exhibit A to the Supplement to The Master Deed of The Arlington at Williamsburg Office Park Condominiums, of record in Instrument No. 20180215-0014837, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description; together with the undivided percentage interest in the Common Elements as set forth in the Master Deed, of record in Book 8023, page 735, said Register's Office; as amended in Book 8166, page 636; Book 10266, page 702; Book 10398, page 879; Instrument No. 20031003-0146673; Instrument No. 20041105-0133832; and as further amended by that Supplement to The Master Deed of The Arlington at Williamsburg Office Park Condominiums, of record in Instrument No. 20180215-0014837.

Being the same property conveyed to The Big Sandy Group, Inc., a Tennessee corporation, by Warranty Deed from Timothy J. Fields and wife, Linda J. Fields, dated October 14, 2014, of record in Instrument No. 20141016-0095493, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2409 Kline Avenue, Nashville, TN 37211
2411 Kline Avenue, Nashville, TN 37211
8120 Sawyer Brown Road, Suite 108, Nashville, TN 37221
(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/our hands this 17th day of April, 2019.

Stephen Ray Murphy

The Big Sandy Group, Inc.

By: _____
Jeffery L. Murphy, President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jeffery L. Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be President of The Big Sandy Group, Inc., a Tennessee Corporation, and that he as such President executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and official at Franklin, Tennessee, seal this 17th day of April, 2019.

Notary Public
My Commission Expires: 6/12/21

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-12-2021

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Stephen Ray Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official at Franklin, Tennessee, seal this 17th day of April, 2019. .

Notary Public
My Commission Expires: 6/12/21

File No.: 29311

