THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-8925-PILK

Karen Johnson Davidson County
Batch# 249910 **DEEDWARR**
06/28/2019 09:10:59 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20190628-0062889

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 2019.

Notary Public

MY COMMISSION EXPIRES: 3-19-23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P Murphy	New Owner	MAP
7273 Green Meadows Lane	123 Wentworth Ave.	PARCEL 142-10-0-126.00
Nashville, TN 37221	Nashville Tn 37215	
(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, WE, **Kevin P. Thoni, Ellen T. Underdown, David M. Thoni and Cecilia T. Mathewson, sole heirs in law of Albert J. Thoni**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel P Murphy and wife, Melanie B 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 No. 53 on the Plan of Green Meadows, Section Two of record in Plat Book 5210, Page 37, 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 Albert J. Thoni by Warranty deed from Gina Ann Messina, individually and as Administratrix of the Estate of William J. Warren aka William Joseph Warren deceased, Kenneth M. Bird, III, Sue Krantz, Linda Fulghum, George Slater, Jerry Slater, Anna Cook, Debbie Roland, James M. Slater, Presley E. Slater, David B. Slater and Stephen M. Slater of record in Instrument No. 20101110-0090293 Register's Office for Davidson County, Tennessee, dated November 05, 2010 and recorded on November 10, 2010.

Being the same property conveyed to Albert J. Thoni by Quitclaim deed from William Kenneth Harper, III, unmarried of record in Instrument No. 20110428-0032437 Register's Office for Davidson County, Tennessee, dated March 09, 2011 and recorded on April 28, 2011.

Being the same property conveyed to Albert J. Thoni by Quitclaim deed from Joel Bliss f/k/a Joel Jamison Rowland of record in Instrument No. 20110428-0032438 Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on April 28, 2011.

Being the same property conveyed to Albert J. Thoni by Quitclaim Deed from Austin L. Rowland, unmarried, of record in Instrument No. 20110428-0032439, Register's Office for Davidson County, Tennessee, dated March 21, 2011 and recorded on April 28, 2011.

The said Albert J. Thoni having since died intestate, and his estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division under Docket No. 19P-999.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7273 Green Meadows Lane, Nashville, TN 37221.**

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 hand(s) this the 26th day of June, 2019.

Kevin P. Thoni

Ellen T. Underdown by Kevin P. Thoni, Attorney in Fact

Ellen T. Underdown by Kevin P. Thoni, Attorney-in-Fact

David M. Thoni by Kevin P. Thoni, Attorney in Fact

David M. Thoni by Kevin P. Thoni, Attorney-in-Fact

Cecilia T Matthewson by Kevin P. Thoni, Attorney in Fact

Cecilia T. Mathewson by Kevin P. Thoni, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin P. Thoni** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of June, 2019.

My Commission expires 11/3/20

RITA M. NGRUM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin P. Thoni** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ellen T. Underdown**, as her Attorney in Fact, as the free act and deed of the within named **Ellen T. Underdown**.

Witness my hand and official seal this the 26th day of June, 2019.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin P. Thoni** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **David M. Thoni**, as his Attorney in Fact, as the free act and deed of the within named **David M. Thoni**

Witness my hand and official seal this the 26th day of June, 2019.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kevin P. Thoni** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Cecilia T. Mathewson**, as her Attorney in Fact, as the free act and deed of the within named **Cecilia T. Mathewson**

Witness my hand and official seal this the 26th day of June, 2019.

My Commission expires 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public