WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day August 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Courtney	New Owner	16012019200
(NAME)	(NAME)	
6032 Manor Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Joshua K. Murphy and Amy E. Murphy, husband and wife hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Angela Courtney, unmarried hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in ~~Williamson~~ Davidson County, Tennessee, being Lot No. 225, on the plan of REVISED PHASE 6, HEARTHSTONE, as shown on plat of record in Plat Book 6900, Pages 254 and 255, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Joshua K. Murphy and Amy E. Murphy, husband and wife by Warranty Deed from T. Richard Travis and wife, Courtney C. Travis, dated 03/15/2013 and recorded as 03/20/2013, of record in Instrument No. 20130320-0027543, Register's Office for Davidson County, Tennessee.

This conveyance subject to all matters shown on the plat of record in Plat Book 6900 Page 254 and Plat Book 6900 Page 255, Covenants, conditions, easements and restrictions recorded in Book 6917, Page 575, Covenants, conditions, easements and restrictions recorded in Book 7053, Page 982, Sign Easement including terms and conditions thereof as recorded in Book 7318, Page 576, Charter of record in Book 6995, Page 646, Register's Office for Davidson

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6032 Manor Place, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 478956
Warranty Deed TN
01291-

Karen Johnson Davidson County
Batch# 268402 DEEDWARR
08/07/2019 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,923.63
20190807-0078626
20190807007862 6

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14th day August 2019 .

Joshua K. Murphy

Amy E. Murphy

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 Joshua K. Murphy and Amy E. Murphy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of August, 2019.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public:
My Commission Expires: February 20, 2023

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

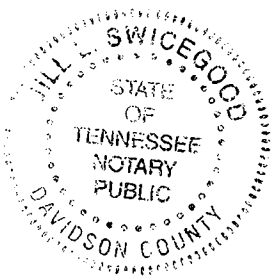
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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