Karen Johnson Davidson County
Batch# 278227 DEEDWARR
09/03/2019 08:53:31 AM 2 pgs
Fees: $13.00 Taxes: $2,845.30
20190903-0088152

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721746

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $769,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of August, 2019.

Notary Public
My Commission Expires: 04/21/2020

KYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Murphy and Melanie Murphy 805 Templeton Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 102 15 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel Cuyler Dunbar and Meredith Potts Dunbar, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Murphy and Melanie Murphy, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 367 on the Plan of Brook Meade, Section X, of record in Plat Book 2331, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Meredith Potts Dunbar and Samuel Cuyler Dunbar, wife and husband by Warranty Deed from Steven R. Baum and wife, Katharine Hunt Baum, in Instrument no. 20110503-0033645, in the Register's Office of Davidson County, Tennessee, dated April 29, 2011 and recorded on May 03, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BROOK MEADE, SECTION X, as recorded in Plat Book 2331, Page(s) 135.

This is improved property located at 805 Templeton Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and

assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2019.

Samuel Cuyler Dunbar

Meredith Potts Dunbar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel Cuyler Dunbar and Meredith Potts Dunbar, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022