WARRANTY DEED

Karen Johnson Davidson County
Batch# 288934 DEEDWARR
09/20/2019 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20190920-0095943

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~19th~~ 20th day of September, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC STATE OF AMANDA MAUGHN

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Steven Booth Lewis and Aida Tomiko Peirano	Citizens Bank, N.A.	061-12-0-134.00
(NAME)	(NAME)	
4312 Earlene Drive	1100 Tower Circle, #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192249

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, I/we, **Rebecca Lynn Murphy Nickins, Co-Executor, and George Alexander Murphy, Jr., Co-Executor of The Estate of George Alexander Murphy, Sr., and Rebecca Lynn Murphy Nickins, Individually, and George Alexander Murphy, Jr., Individually**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steven Booth Lewis and Aida Tomiko Peirano, Husband and Wife**, 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. :

Being Lot No. 11 on Bock 1 on the Plan of Jackson Park, Section 3, not of record described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the easterly margin of Eastdale Drive at a point 250 feet north of the northwest corner of Lot No. 29 on the Map showing re-subdivision of certain lots in Eastdale Place as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee; being also the northwest corner of the property conveyed to Boyd E. Harvey (B 1729, page 393, RODCT); thence with the northerly line of said Harvey property northeastwardly 315 feet to the northwest corner of Lot no. 7, continuing northeastwardly and with the northerly line of Lot No. 7, 135 feet, in all 450 feet to the southwest corner of Lot No. 6; thence with the westerly line of Lot No. 6 northwardly 168.8 feet, more or less, to the common corner of Lots No. 5, 6, 11 and 12; thence with the line between Lots Nos. 11 and 12 southwestwardly 397 feet, more or less, to the easterly margin of Eastdale Drive; thence with said Drive, southwardly 125 feet to the beginning.

BEING the same property conveyed to George Alexander Murphy and wife, Anna Cantrell Murphy by Warranty Deed from C A Wheeler, Jr. and wife, dated March 20, 1973 and filed of record in Book 4691, page 714, Register's Office for Davidson County, Tennessee. Anna Cantrell Murphy having died January 31, 2003 leaving George Alexander Murphy as surviving tenant by the entirety. George Alexander Murphy having died testate on June 17, 2018 devising subject property to Rebecca Lynn Murphy Nickins and George Alexander Murphy, Jr. as evidenced by Last Will and Testament of George Alexander Murphy, Sr. filed of record in Case No. 18P1170 in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 1848, page 183, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4312 Earlene Drive, Nashville, TN 37216
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of September, 2019

The Estate of George Alexander Murphy, Sr.

BY: Rebecca Lynn Murphy Nickins
Rebecca Lynn Murphy Nickins, Co-Executor

BY: George Alexander Murphy Jr.
George Alexander Murphy, Jr., Co-Executor

Rebecca Lynn Murphy Nickins
Rebecca Lynn Murphy Nickins

George Alexander Murphy Jr.
George Alexander Murphy, Jr.

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rebecca Lynn Murphy Nickins, Co-Executor, and George Alexander Murphy, Jr., Co-Executor, of The Estate of George Alexander Murphy, Sr., and Rebecca Lynn Murphy Nickins, Individually, and George Alexander Murphy, Jr., Individually, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th of September, 2019.

AWalston
Notary Public
My Commission Expires: 3-2-2021

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AWD-19-0015-RES

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

