Karen Johnson Davidson County
Batch# 301971 DEEDWARR
10/17/2019 08:41:34 AM 2 pgs
Fees: $13.00 Taxes: $1,051.17
20191017-0106308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0804

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dwight D. Murphey and Virginia S. Murphey, Trustees of the Murphey Family Trust	New Owner	Map: 075110A10700
(NAME) 4252 Rachel Donelson Pass	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED AND NO/100 DOLLARS ($284,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LEILA K. RUST, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DWIGHT D. MURPHEY AND VIRGINIA S. MURPHEY, TRUSTEES OF THE MURPHEY FAMILY TRUST,

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. 133, on the Plan of First Revision Phase Four-A, Heritage Meadows, of record in Instrument No. 20020123-0009310, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leila K. Rust, by deed from Marvin Dean Maphet, Executor of the Estate of John A. Maphet, deceased, and Marvin Dean Maphet, individually, John Robert Maphet, and Lillian Haven, being devisees/heirs at law of John A. Maphet, deceased, of record in Instrument No. 20070626-0076409, dated June 15, 2007, Register's Office for said County.

This conveyance is made subject to: (1) 2019 County taxes, which have been paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument No. 20020123-0009310, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20020123-0009310, Instrument No. 20020624-0075432, and Instrument No. 20040419-0044083, said Register's Office.

The signature of Leila K. Rust is signed by her duly appointed Attorney-in-Fact, David R. Kennedy, pursuant to the Power of Attorney of record in Instrument No. 20190702-0064484, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4252 Rachel Donelson Pass, Hermitage, TN 37076
(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 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 hands this 16th day of October, 2019.

Leila K. Rust By David R. Kennedy, as Attorney in Fact
Leila K. Rust
By: David R. Kennedy, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named David R. Kennedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Leila K. Rust, as his/her Attorney-in-Fact, as the free act and deed of the within named Leila K. Rust.

Witness my hand and official seal this 16th day of October, 2019.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.