PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 327391 DEEDWARR
12/10/2019 09:34:28 AM 2 pgs
Fees: $13.00 Taxes: $3,163.50

20191210-0127202

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Henersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $855,000.00. Affiant
TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Traci Sellers My Commission Expires November 8, 202 STATE OF TENNESSEE	Subscribed and sworn to before me, this 10th day of December, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Brian and Shannon Murphy 5316 Forest Acres Drive Nashville, TN 37220	New Owner	160-06-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Russell Young and Tiffany Young, husband and wife, collectively, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Brian P. Murphy and wife, Shannon J. Murphy, collectively, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Section One, Oak Hill Estates of record in Plat Book 3700, Page (s) 118 through 120, inclusive, 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 Russell Young and Tiffany Young, husband and wife by Warranty deed from Jana L. Magruder and Michael Magruder, wife and husband of record in Instrument No. 20170217-0016381 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 17, 2017.

Being also known as 5316 Forest Acres Drive Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate unto the Grantee, Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of December, 2019.

Russell Young

Tiffany Young by Russell Young, her Attorney-in-Fact.
Tiffany Young, by Russell Young, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2019, before me personally appeared Russell Young, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2019.

Notary Signature

My commission expires

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2019, before me personally appeared Russell Young, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed and who further acknowledged that he is the attorney-in-fact of the Tiffany Young and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of December, 2019.

Notary Signature

My commission expires

TRACI SELLERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE