THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 35151-11-2019 Return to:	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $595,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2020. Notary Public My Commission Expires:

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-02-2022

Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 #14466

WARRANTY DEED

Address New Owner: Jonathan Deveau, Kristin Deveau 584 Summit Oaks Court Nashville, TN 37221	**Send Tax Bills To:** Highlands Residential Mortgage, LTD 12001 N. Central Expressway, Ste. 750 Dallas, TX 75243	**Tax Information:** Map and Parcel No.: 128 12 0 B 015 00CO

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, **Thomas M. Murphy and Nancy A. Murphy, Co-Trustees of The Murphy Revocable Living Trust dated November 25, 2003**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Deveau and Kristin Deveau, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 584 Summit Oaks Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 353323 **DEEDWARR**
02/04/2020 01:18:06 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50

20200204-0012976

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2020.

Co-Trustee

Thomas M. Murphy, Co-Trustees of The Murphy Revocable Living Trust dated November 25, 2003

Nancy A Murphy Co-Trustee

Nancy A. Murphy, Co-Trustee of The Murphy Revocable Living Trust dated November 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas M. Murphy and Nancy A. Murphy, Co-Trustees of The Murphy Revocable Living Trust dated November 25, 2003, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Woodbury Phase 2, as of record in Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas M. Murphy and Nancy A. Murphy, Co-Trustees of The Murphy Revocable Living Trust dated November 25, 2003, by deed dated June 23, 2017 from Uma Shastri, single, and Markus Williams, single, as joint tenants with right of survivorship, of record in Instrument No. 20170630-0066043, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not due and payable.
2. Declaration of Covenants, Conditions and Restrictions for Woodbury of record in Instrument No. 20130924-0100444, Instrument No. 20140602-0047279 and Instrument No. 20140602-0054093, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20140429-0035945, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the P.U.D. Boundary Plan of record as Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20120706-0059466, Register's Office for Davidson County, Tennessee.
6. Easement for drainage of record in Book 8083, pages 534 and 547, Register's Office for Davidson County, Tennessee.
7. Easement granted to the State of Tennessee of record in Book 8083, page 541, Register's Office for Davidson County, Tennessee.
8. Easement Agreements of record in Book 5074, page 945 and Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 5074, page 856, Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 20130830-0091922, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20050118-0005578 and Instrument No. 20061023-0130904, Register's Office for Davidson County, Tennessee.