WARRANTY DEED

DON KENT HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

Karen Johnson Davidson County
Batch# 433689 **DEEDWARR**
07/09/2020 11:56:39 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200709-0074635

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Michael Quinn and Melanie Quinn, Husband and Wife	Bank of England	003-00-0-45.00
(NAME)	(NAME)	
2567 Baker Station Road	P.O. Box 3490	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Little Rock, AR 72203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201400

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, **Michael Eugene Murphy** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Michael Quinn and Melanie Quinn, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Lot 1 on the Plat of Murphy Subdivision as shown on plat of record in Book 6900, page 785 Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert J. Murphy and wife, Frances Scott Murphy by from Zack Q. Myers and Toccoa B. Myers filed of record in Book 3186, page 5, Register's Office for Davidson County, Tennessee. Robert J. Murphy conveyed his interest in said property to Frances Scott Murphy in Quitclaim Deed dated September 5, 1987 and filed of record in Book 7347, page 837, said Register's Office. The said Frances Scott Murphy having since died testate on or about May 5, 2019 devising a life estate in said property to her spouse, Clarence J. Carter with remainder interest to Robert J. Murphy, Jr. and Michael Eugene Murphy as evidenced by her Will of record in the Seventh Court of Davidson County, Tennessee, Docket No. 19P966. Robert J. Murphy Jr. conveyed his interest in said property to Michael Eugene Murphy in Quitclaim Deed dated December 9, 2019 and filed of record in Instrument No. 202003020022714, said Register's Office. Clarence J. Carter conveyed his interest in said property to Michael Eugene Murphy in Quitclaim Deed dated December 23, 2019 and filed of record in Instrument No. 202003020022716, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2567 Baker Station Road, Goodlettsville, TN 37072
(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 7th day of July, 2020

Michael Eugene Murphy

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael Eugene Murphy, 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 person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th of July, 2020.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021