Karen Johnson Davidson County
Batch# 440883 DEEDWARR
07/20/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $7,899.50
20200720-0079553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Phillip Craig Noble and Leslie Wilkins Noble, husband and wife 4909 Maymanor Circle Nashville, TN 37205	New owner	116-02-0B-051.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Paula H. Murphy, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Phillip Craig Noble and Leslie Wilkins Noble, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 56 on the Plan of Hill Place, of record in Plat Book 7900, Page 913, Book 7900, Page 923 thru 932, corrected in Book 9854, Page 235, Book 10058, Page 112, and Book 10270, Page 38 and Surveyor's Certificate of Correction of record in Book 11518, Page 393, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Leif Murphy and wife, Paula H. Murphy by Warranty Deed from Lee O. Molette II and Kelli A. Molette, dated 06/30/2008, and recorded 07/01/2008, of record in Deed Instrument 200807010067947, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paula H. Murphy by Quitclaim Deed from Leif Murphy, dated 8/24/2016, and recorded 12/19/2016 of record in Deed Instrument 201612190132789, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4909 Maymanor Circle, Nashville, TN 37205

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.

LEIF M. MURPHY, HUSBAND OF PAULA H. MURPHY, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST HE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HIS MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the 16th day of July, 2020.

Paula H. Murphy by Jennifer D. Stacey as atty in fact
Paula H. Murphy by Jennifer D. Stacey
as Attorney-in-Fact

Leif M. Murphy by Jennifer D. Stacey as atty in fact
Leif M. Murphy by Jennifer D. Stacey
as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Paula H. Murphy and Leif M. Murphy, the within named bargainors, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Paula H. Murphy and Leif M. Murphy, the bargainors, by the said Jennifer D. Stacey, as Attorney in Fact.

Witness my hand and official seal, this the 16th of July, 2020.

Notary Public

My Commission Expires:

(SEAL)

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Pg 2