Karen Johnson Davidson County
Batch# 528264 DEEDWARR
12/09/2020 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20201209-0143837

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $ 280,000.00. Jennifer Russell Affiant Subscribed and sworn to before me, this the ~~1st~~ 2nd day of December, 2020. Notary Public My commission expires: 10/21/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley Jordan Taylor Pyburn	New Owner	061-05-0-014.01
533 Maplewood Lane		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLES MURPHEY, IV, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY JORDAN TAYLOR PYBURN, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 in the 12th Civil District of said County, and known as Tract "A" on the unrecorded map of the H.C. Pearson Property on Maplewood Lane, and described according to copy of a survey made September 17, 1963, Wm. Collier Parrish, associates, Civil Engineers, as follows:

Beginning at a point in the center line of Maplewood Lane opposite a concrete monument set at the southeast corner of Lot No. 356 on the Plan of Gra-Mar Acres, section XI, as of record in Book 2663, page 113, Register' s Office for said County, thence North 4 degrees16 minutes East and along the line of said lot, 205 feet to a concrete, thence North 47 degrees 11 minutes. East 104.93 feet to a concrete monument, thence South 84 degrees 09 minutes, East 28.5 feet to a corner of tract B; thence with the line between tracts A and B, South 4 degress16 minutes West, 281.19 feet to center line of Maplewood Lane: thence with the center line of the same, North 85 degrees 44 minutes West 100 feet to point of beginning.

Being the same property conveyed to Charles Murphey, IV by Warranty deed from Edna G. McCoy Hopkins, unmarried of record in Instrument No. 20140509-0039749 Register's Office for Davidson County, Tennessee, dated May 06, 2014 and recorded on May 09, 2014.

Being the same property conveyed to Charles Murphey, IV, a married person by Quitclaim deed from Julia Jackson, a married person of record in Instrument No. 20150602-0051072 Register's Office for Davidson County, Tennessee, dated June 01, 2015 and recorded on June 02, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 533 Maplewood Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2020.

Charles H. Murphey IV

Charles Murphey, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Murphey, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2020.

J. B. Miller

Notary Public

My Commission Expires: 5-2-22



True Copy Certification

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

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2024
Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY