BOX 10-A

Karen Johnson Davidson County
Batch# 778392 DEEDWARR
12/22/2021 10:35:15 AM 2 pgs
Fees: $13.00 Taxes: $3,200.50
20211222-0169034

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this the 20th day of December, 2021. Notary Public My commission expires:

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Comm. Exp. May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

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:
Murphy Road Partners LLC	New Owner(s)	103 08 0 104.00
4301 Hillsboro Pike, Ste 300		
Nshville, TN 37215		

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, **SUSAN O. BINNS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MURPHY ROAD PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 part of Lot 355 on the Map of Richland Realty Co's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County, and more particularly described according to a survey made October 23, 1954, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at a point on the Southerly margin of Murphy Road at the Westerly margin of Meadowbrook Avenue; thence, in a Westerly margin of Meadowbrook Avenue; thence, in a Westerly direction along the margin of Murphy Road, 100 feet to an iron pin; thence in a Southerly direction 131.5 feet to an iron pin; thence, in an Easterly direction 100 feet, more or less, to the West margin of Meadowbrook Avenue; thence, in a Northerly direction along the margin of said Avenue 134.5 feet to the point of beginning.

Being the same property conveyed to Susan O. Binns, by Quitclaim Deed from SOB, LLC, a Tennessee limited liability company, of record in Instrument No. 20020422-0049643, in the Register's Office of Davidson County, Tennessee, dated April 14, 2002 and recorded on April 22, 2002.

Being the same property conveyed to SOB, LLC, by Quitclaim Deed from Danny R. Murphy, unmarried, of record in Instrument No. 20011106-0121988, in the Register's Office of Davidson County, Tennessee, dated October 31, 2001 and recorded on November 06, 2001. Also see Scrivener's Affidavit of recorded in Instrument No. 20120626-0055957, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Susan O. Binns, unmarried, by Warranty Deed from Danny R. Murphy, unmarried, of record in Book 10850, Page 903, in the Register's Office of Davidson County, Tennessee, dated March 23, 1998 and recorded on March 24, 1998.

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 4001 Murphy Road, Nashville, TN 37209, 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.

* This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

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 20th day of December, 2021.

Susan O. Binns

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 Susan O. Binns, 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 20th day of December, 2021.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025