WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/07 11:12 2 pgs
Fees:13.00 Taxes:691.53

20070926-0114695

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-11-09

DONNA P. MASON
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Murphy	Countrywide Home Loans	151090A19200CO
(NAME) 4416 Benchmark Drive	(NAME) 4500 Granada, MSN:SVB-314	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Calabasas, CA 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Robert P. Christensen and wife, Janice A. Christensen, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Murphy and wife, Barbara I. Murphy, 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:

Land in Davidson County, Tennessee, being Lot No. 192, PHASE 2, SECTION 1, LONG HUNTER CHASE, of record in Plat Book 7900, Page 763-764, and corrected by Surveyor's Certification of Correction Book 9473, page 43, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert P. Christensen and Janice A. Christensen, husband and wife, by deed of record in Instrument No. 20020913-0111758, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Robert P. Christensen and Janice A. Christensen by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070926-0114694, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4416 Benchmark Drive, Antioch, TN 37013

(House Number) (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 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.

Witness our hands this 24th day of September, 2007.

Robert P. Christensen by Carolyn Adcock, his Attorney-in-Fact Atty In Fact

Janice A. Christensen by Carolyn Adcock, her Attorney-in-Fact Atty In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of September, 2007, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Robert P. Christensen and Janice A. Christensen and who acknowledged that she executed the same as the free act and deed of the said Robert P. Christensen and Janice A. Christensen, through Power of Attorney granted her by the said Robert P. Christensen and Janice Christensen.

Witness my hand and official seal at Nashville, Tennessee this 24th day of September, 2007.

Commission expires: May 2, 2011

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 2, 2011