Please Record and Return To:
Community Title Company, LLC
John Cobb Rochford
Attorney At Law
2200 Abbott Martin Rd.
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/11/12 10:52 3 pgs
Fees:18.00 Taxes:925.00
20120611-0050737

Return to: _____

WARRANTY DEED

This Indenture, made and entered into as of May 30, 2012 by and between Jessica McNeill Murphy, a married person, hereinafter called Grantor, and CHARLES K. EVANS, hereafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in NASHVILLE, Davidson County, Tennessee:

Lot 123, on the Map of BRANSFORD REALTY COMPANY'S BELLE MEADE GOLF LINKS Subdivision, as of record in Book 421, Pages 94 and 95, in the Register's Office of Davidson County, Tennessee.

Said Lot 123 fronts 60 feet on the northeasterly side of Blackburn Avenue and runs back 187.2 feet, more or less, on the southeasterly line and 175.4 feet, more or less, on the northwesterly line, to the line of Lot No. 126, and measures 61.1 feet on the rear line.

Being the same property conveyed to Donald C. Valentine and wife Evelyn B. Valentine by Warranty Deed from Lin S. Williams and Thomas G. Coleman, Jr., dated May 20, 1955, of record in Book 2401, Page 199 in the Register's Office of Davidson County, Tennessee.

Being further the same property conveyed to Jessica McNeill Murphy by Last Will and Testament of Evelyn B. Valentine, deceased, of record in Instrument No. 20120305-0019349, and order admitting last will and testament to probate as muniment of title in Instrument Number 20120305-0019348, said Register's Office. The said Donald C. Valentine predeceased Evelyn B. Valentine.

Parcel Number: 130 01 0 181.00

Property commonly known as: 119 Blackburn Ave., Nashville, TN 37205

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs, and assigns in fee simple forever.

The Grantor does hereby covenant with the said Grantee that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey same; that the same is unencumbered, except for subdivision restrictions, building lines and easements of record at Book 421, Pages 94 and 95, and Easement of record in book 5487, Page 296, all in the Register's Office of Davidson County, Tennessee, and that the title and quiet possession thereto

she will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor the day and year first written above.

Jessica McNeill Murphy

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jessica McNeill Murphy to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

Witness my hand, at office, 05/30/12.

Notary Public

GARY L. JEWEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

MY COMMISSION EXPIRES
February 22, 2015

My commission expires:_____

Name / address of Property Owner/ Property Conveyed:
CHARLES K. EVANS
119 BLACKBURN AVENUE
NASHVILLE, TN 37205

Parcel Number:13001018100

Name and address of person or entity responsible for real estate property taxes:

CHARLES K. EVANS
119 BLACKBURN AVENUE
NASHVILLE, TN 37205

State of Tennessee

County of Shelby

I, or we, hereby swear that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property, whichever is greater, is $250,000.00, which amount is equal to or greater than the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on May 30, 2012.

Notary Public

GARY L. JEWEL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My commission expires: _____

MY COMMISSION EXPIRES
February 22, 2015

PREPARED BY: Gary L. Jewel - Attorney
5342 Estate Office Park Dr, Suite 3 Memphis, TN 38119

Certificate of Authenticity

I, John Cobb Rochford 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 a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Meghan G. Murphy a notary public for this county and state, John Cobb Rochford, 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: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY