RECORD & RETURN TO:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$259,900.00** (Two Hundred Fifty Nine Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 1st day of March, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES: 10/18/16 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Leslie A. Marrale and Adam Marrale 5128 Cochran Drive Nashville, TN 37220	New Owner	14713002400

WARRANTY DEED

FOR AND IN 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, I/WE, **VIRGINIA K. MURPHREE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LESLIE A. MARRALE AND HUSBAND, ADAM MARRALE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 1058 ON THE PLAN OF BRENTWOOD HALL, SECTION 14, AS OF RECORD IN BOOK 2663, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LEWIS E. MURPHREE AND WIFE, VIRGINIA K. MURPHREE BY DEED FROM ROBERT L. MAYS AND WIFE, SARA NELL MAYS DATED 7-29-66 AND RECORDED IN BOOK 4042, PAGE 109, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THENCE BEING THE SAME PROPERTY CONVEYED TO VIRGINIA K. MURPHREE, BY DEED DATED 8-25-80 OF RECORD IN BOOK 5641, PAGE 907, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BILL GARRETT, Davidson County
Trans:T20130017864 DEEDWARR
Recvd: 03/05/13 08:39 2 pgs
Fees:13.00 Taxes:961.63
20130305-0021692

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **5128 COCHRAN DRIVE** **NASHVILLE,TN37220**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

LTSR Number:

GTE File: 2013

WITNESS, this 1st day of March, 2013

Virginia K. Murphree
Virginia K. Murphree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of March, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Virgini a K. Murphree** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 1st day of March, 2013.

Joyce Jordan
Notary Public

Commission Expires: 8-23-16



My Commission Expires AUG. 23, 2016

LTSR Number:

GTE File: 2013