BILL GARRETT, Davidson County
Trans:T20130048944 DEEDWARR
Recvd: 06/11/13 14:27 2 pgs
Fees:13.00 Taxes:606.80

20130611-0059446

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 164,000.00

James D. Murphy
Affiant

Subscribed and sworn to before me, this 21st day of May, 2013.

Notary Public

My commission expires: 1/26/16

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **JAMES D MURPHY** | **PRIMELENDING, A PLAINS** | **08416009300** |
| **2522 STINSON ROAD** | **18111 PRESTON ROAD, SUITE 900** | |
| **NASHVILLE, TN 37214** | **DALLAS, TX 75252** | |

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 ACKNOWLEDGE, WE,

**MICHAEL V APPLEGATE and MARK STEPHEN APPLEGATE AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JAMES D 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:

Being Lot No. 62 on the map of Hargis Heights Subdivision. As of record in Book 974, Page 82, of the Registers Office of said County and State and further described as BEGINNING at a concrete monument set in the westerly margin of
Stinson Road, the common corner of lots Nos. 61 and 62, of said Subdivision; thence southwesterly on a curve 133.5 feet to a concrete monument set in the corner or north margin of said road; thence, with the northerly margin of said road westerly 85 feet to a point, the common corner of lots 62 and 63; thence with said dividing iine between lots,
northerly 85 feet to a point the common corner of Lots Nos. 61 and 62; thence with the line between said lots, easterly 170 feet to the beginning.

BEING THE SAME PROPERTT CONVEYED TO MICHAEL V APPLEGATE AND MARK STEPHEN APPLEGATE AS TENANTS IN COMMON AND NOT AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY QUITCLAIM DEED FROM JERRY V APPLEGATE AND PEGGY J PHY (FORMERLY PEGGY L APPLEGATE) DATED 08/16/00 AND RECORDED ON 08/16/00 IN INSTRUMENT NO. 200008160081053, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 2522 STINSON ROAD, NASHVILLE, TN 37214.

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 in 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 my/our hand(s) this 21st day of May, 2013.

Michael V. Applegate
MICHAEL V APPLEGATE

Mark Stephen Applegate
MARK STEPHEN APPLEGATE

Andrea Applegate
Andrea Applegate

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, MICHAEL V APPLEGATE and MARK STEPHEN APPLEGATE*, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. * and Andrea Applegate

Witness my hand, at office, this 21st day of May, 2013.

Notary Public

My Commission Expires: 1/20/16

LELAND L. COLEMAN JR.
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY