This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Latham Drew Allen
1317 Westvale Drive
Nashville, TN 37221

SEND TAX BILL:
Latham Drew Allen
1317 Westvale Drive
Nashville, TN 37221

MAP AND PARCEL:
126160A67800CO

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130067791 DEEDWARRSP
Recvd: 08/07/13 13:07 3 pgs
Fees:18.00 Taxes:702.63
20130807-0082866

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 189,900.00.

Peggy D Mathes Adm
AFFIANT

Subscribed and sworn to before me this 31st day of July, 2013.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Joseph Douglas Murphy,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1729, has this day bargained and sold, and do hereby transfer and convey unto **Latham Drew Allen and wife, Juliann Allen**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 1317 Westvale Drive, Nashville, TN 37221 .

And now **Peggy D. Mathes, Administrator of the Estate of Joseph Douglas Murphy,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Latham Drew Allen and wife, Juliann Allen**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 31st day of July, 2013.

Estate of Joseph Douglas Murphy

By: Peggy D. Mathes, Adm

Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Joseph Douglas Murphy,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 12P-1729. the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 31st day of July, 2013.

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 10/5/15

File No.: 2013-096

EXHIBIT A

Being Lot No. 589 on the plan of Parkview at Riverwalk, Phase 2, a Cluster Lot Development of record in Instr. No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joseph G. Murphy, Jr., unmarried, by deed from Rochford Realty and Constructions Co., Inc. a Tennessee corporation, of record in Instr. No. 20081117-0113050, Register's Office for Davidson County, Tennessee. Joseph G. Murphy, Jr. died intestate and pursuant to the Letters of Administration filed in Docket No. 11P612 in the Probate Court of Davidson County, Tennessee, the said Grace Lee Murphy was appointed as Administrator and conveyed said property to Joseph Douglas Murphy by Quitclaim Deed of record in Instr. No. 20111012-0079118, said Register's Office. Joseph Douglas Murphy died October 17, 2012, intestate and the Seventh Circuit Court for Davidson County, Tennessee, Probate Division Docket No. 12P-1729 appointed Peggy D. Mathes as Administrator for the Estate of Joseph Douglas Murphy. Pursuant to an Agreed Order of the Court, the property was brought into the Estate and to be sold.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Instr. No.20061101-0135728; Declaration of Covenants, Conditions, and Restrictions as set out in Instr. No. 20011105-0121083, Instr. No. 20020424-0050565, Instr. No. 20030908-0130928, Instr. No. 20040430-0049313, Instr. No. 20040506-0051985, , Instr. No. 20050308-0025001, Instr. No. 20060320-0031638, Instr. No. 20061103-0136619, Instr. No. 20061214-0154502, Instr. No. 20050308-0025001; Charter of Parkview at Riverwalk Homeowners Association, Inc. as set out in Instr. No. 20020425-0051371; Deed to Common Areas in Instr. No. 20040827-0103644 and Instr. No. 20071220-0145869, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Storm Water Detentions Easements as set out in Instr. No. 20021119-0143687, Instr. No. 20040318-0030734 and Instr. No. 20040826-0103240, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.