This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW131043

BILL GARRETT, Davidson County
Trans:T20130071115 DEEDWARR
Recvd: 08/19/13 09:43 2 pgs
Fees:13.00 Taxes:518.00
20130819-0086716

Send Tax Bills To:
First Bank
6131 Shallowford Road, Ste. 102
Chattanooga, TN 37421

New Owner is:
Dawn McClure Smith
6636 Ascot Way
Antioch, TN 37013

MAP: 151-09-0A

PARCEL: 099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Samuel J. Murphy, Executor of the Estate of Abrelia E. Murphy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Dawn McClure Smith, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **6636 Ascot Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 99, Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II, according to the plat thereof recorded in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Abrelia Murphy by Warranty Deed from Teresa G. Boone, unmarried, dated 4/20/04 and recorded 4/22/04 in Instrument Number 20040422-0046022, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of August, 2013.

GRANTOR(S):

ESTATE OF ABRELIA E. MURPHY

By: _____
Samuel J. Murphy, Executor

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Samuel J. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the **Executor of the Estate of Abrelia E. Murphy**, and that he as such Executor executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of August, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

_____
NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

_____
AFFIANT

SWORN TO and subscribed before me this 16th day of August, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

_____
NOTARY PUBLIC
My commission expires: _____