BILL GARRETT, Davidson County
Trans:T20130080796 DEEDWARR
Recvd: 09/18/13 10:18 2 pgs
Fees:13.00 Taxes:55.50
20130918-0098229

This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Murfreesboro House Buyers, LLC
PO Box 331716
Murfreesboro, TN 37133

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

Map/Parcel 093-0800-05400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Arlene Murphy, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Murfreesboro House Buyers, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING all of Lot No. 5, SECTION TWO, SHELBY HEIGHTS, according to plat and survey of same appearing of record in Plat Book 2854, page 5, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Joseph M. Diaz and wife, Helen M. Diaz, by Warranty Deed dated June 27, 1975, of record in Book 4927, page 682, said Register's Office. Helen M. Diaz died on December 18, 1993, leaving Joseph M. Diaz and the surviving tenant by the entirety. Joseph M. Diaz died testate on February 20, 2013. Per the terms of his Last Will and Testament which is of record in Will Book 55, page 8, Probate Court of Rutherford County, Tennessee, the decedent devised the captioned parcel to his niece, Arlene Murphy, the undersigned.

Plat of record in Plat Book 2854, page 5, said Register's Office, discloses a right-of-way for Glenview Dr. and Davidson St.; 25-foot minimum building setback from Davidson St. and Glenview Dr.; 20 X 5-foot anchor easement at the SE corner; and a drainage easement at the NE corner.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 700 Glenview Dr., Nashville TN 37206.

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, its successor and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 hand this the 16th day of September, 2013.

Arlene Murphy
ARLENE MURPHY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Arlene Murphy**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of September, 2013.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6-19-16

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$15,000.00.**

AFFIANT

Subscribed and sworn to before me on this 16th day of September, 2013.

LARRY K. TOLBERT Notary At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6-19-16