BILL GARRETT, Davidson County
Trans:T20130095231 DEEDWARR
Recvd: 11/07/13 10:51 3 pgs
Fees:18.00 Taxes:721.50
20131107-0115584

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $195,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2013. Notary Public My Commission Expires: 3/17/14

JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Julia Murphy 727 Harpeth Trace Drive Nashville, TN 37221	Pinnacle National Bank P.O. Box 331678 Murfreesboro, TN 37133	143020C02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with the right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Julia B. Murphy, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 25C , as shown on the map entitled the Plan of Harpeth Knoll, of record in Plat Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with the right of survivorship, by deed dated January 18, 2013, from Susan C. Trabue, unmarried, recorded on January 18, 2013, of record as Instrument No. 20130118-0006480, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, which have been prorated and paid by Seller By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 5200, page 764, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6280, page 478 and amended in Instrument No. 20070405-0041277, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, page 201, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **727 Harpeth Trace Drive, Nashville, TN 37221.**

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 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 is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 2013.

Preston Brent Reece

Mae Frances George by Preston Brent Reece, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Preston Brent Reece, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this day of October, 2013.

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 06/21/2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Preston Brent Reece, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Mae Frances George, and who acknowledged that he executed the same as the free act and deed of the said Mae Frances George.

WITNESS my hand and official seal this 31st day of October, 2013.

(Seal)

Notary Public

My Commission Expires: 06/21/2016

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016