BILL GARRETT, Davidson County
Trans:T20130107991 DEEDWARR
Recvd: 12/31/13 10:59 2 pgs
Fees:13.00 Taxes:536.50
20131231-0131151

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
Jennifer S. Ghanem, Esq. **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $145,000.00 Affiant Subscribed and sworn to before me, this 30th day of December 2013. Notary Public My Commission Expires: 8/23/2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen L. Murphy 6910 Highland Park Drive Nashville, TN 37205	Peoples Home Equity Inc. 5205 Maryland Way, #101 Brentwood, TN 37027	Tax Parcel ID No. 143-03-0A-016.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JENNIFER C. NIXON F/K/A JENNIFER C. TAMAYO, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KATHLEEN L. MURPHY, an unmarried woman,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit D-6, together with Carport D-6, HARPETH GLEN CONDOMINIUM APARTMENTS, PHASE TWO, as shown on plat of record in Plat Book 4460, Page 99, as established under Master Deed of record in Book 4546, Page 658, amended in Book 4630, Page 504, Book 4775, Page 384, Book 4872, Page 973 and Book 9797, Page 493, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to JENNIFER C. TAMAYO, by deed from VAN A. PRESTON F/K/A VAN WANLESS, UNMARRIED, of record in Instrument No. 20051230-0156859, dated December 28, 2005, said Register's Office.

Frederick Justin Nixon spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in said property

This is improved property commonly known as: **6910 Highland Park Drive, Nashville, TN 37205**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of December, 2013.

JENNIFER C. NIXON
F/K/A JENNIFER C. TAMAYO

FREDERICK JUSTIN NIXON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JENNIFER C. NIXON F/K/A JENNIFER C. TAMAYO and FREDERICK JUSTIN NIXON**, the Grantors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30 day of December, 2013.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES OCTOBER 14, 2015