39B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF DECEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R6109 MARKLAND

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Steven C. Markland	Gardner Financial Services, LTD	143060A06700CO
505 Harpeth Oaks Court	3503 Paesanos Parkway	
Nashville, TN 37221	San Antonio TX 89231	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROBERT P. MURPHY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEVEN C. MARKLAND AND DEBRA S. MARKLAND, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 505 Harpeth Oaks Court, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 on the 26th day of December, 2013.

Robert P. Murphy by: J. Carlton Drumwright, Attorney in Fact
Robert P. Murphy
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 26th day of December, 2013, before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Robert P. Murphy for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Robert P. Murphy.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

BILL GARRETT, Davidson County
Trans:T20140000289 DEEDWARR
Recvd: 01/02/14 13:53 2 pgs
Fees:13.00 Taxes:1165.50
20140102-0000383

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 29, PLAN OF HARPETH TRACE ESTATES, PHASE TWO, as shown on plat of record in Plat Book 5200, Pages 556-558, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Kevin M. Kraselsky and wife, Amy E. Kraselsky to Robert P. Murphy and wife, Rachael Murphy as recorded on the 13th day of October, 2006 in Instrument No. 20061013-0127402 and Quitclaim Deed from Rachael Murphy now known as Rachael Fajardo to Robert P. Murphy as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009151, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Robert P. Murphy pursuant to a power of attorney executed by the same on 12/17/2013, and being filed for in Instrument # 20140102.0000382, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HARPETH TRACE ESTATES, PHASE TWO, as recorded in Plat Book 5200, Page(s) 556 thru 558, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 5102, Page 956, Book 5120, Page 918, Book 5182, Page 767, Book 5182, Page 769, Book 5380, Page 357 and Book 6094, Page 718 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter recorded in Book 5120, Page 199 and Book 6556, Page 693.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882 and Book 6380, Page 201.

g. Easement recorded in Book 4967, Page 244.

h. Easement for Water Mains, recorded in Book 5099, Page 783, Book 5142, Page 690 and Book 5142, Page 694.

i. Easement for Overpass, recorded in Book 5102, Page 956.

j. Easement to Electric Power Board, recorded in Book 6407, Page 891 and Book 6407, Page 892.