BILL GARRETT, Davidson County
Trans:T20140003765 DEEDWARR
Recvd: 01/16/14 15:13 2 pgs
Fees:13.00 Taxes:619.75

20140116-0004656

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosentha Title, Inc.
1520 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 9, 2014

(AFFIX SEAL)

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jill Suzanne Rider	New Owner	06215005000
(NAME)	(NAME)	
2723 Western Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Dorothy Bernard, Personal Representative of the Estate of Lynn Ronald Murphy**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jill Suzanne Rider and Bryan Michael Rider, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Section 3, Sutherland Heights, as shown on plat of record in Plan Book 2663, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lynn R. Murphy, unmarried by Deed from Samuel W. Garner and Nancy D. Garner, married, dated June 3, 1994 and filed in Book 9374, page 360, Register's Office of Davidson County, Tennessee. The said Lynn R. Murphy having since died on August 27, 2013.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 2663, Page 117, and (2) Easement of record in Book 8059, Page 456, Register's Office for said County.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2723 Western Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-10861
SMG TN Warranty Deed

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 this 13th day of January, 2014.

Estate of Lynn R. Murphy

Dorothy Bernard, Personal Representative

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy Bernard, the personal representative for the estate of Lynn Ronald Murphy ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of January, 2014.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067