BILL GARRETT, Davidson County
Trans:T20140020375 DEEDWARR
Recvd: 03/27/14 08:33 2 pgs
Fees:13.00 Taxes:1091.50

20140327-0025066

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $295,000.00. Affiant Subscribed and sworn to before me, this the 21st day of March, 2014. Notary Public My commission expires: 10/8/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Chris Murphy Shelby Meador	Fidelity Bank d/b/a Fidelity Bank Mortgage	
551 Moore Ave.	3 Corporate Square, Suite 700	105-07-336.00
Nashville, TN 37203	Atlanta, GA 30348-5075	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RACHEL ALLEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER B. MURPHY, AN UNMARRIED MAN AND SHELBY MEADOR, AN UNMARRIED WOMAN,**** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Tenants in Common with Rights of Survivorship

Land in Davidson County, Tennessee, being the easterly one half of Lot No. 45 on the Plan of Subdivision of Moore Property, of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Said part of Lot No. 45 fronts 50 feet on the southerly side of Moore Avenue and runs back between parallel lines 148 and one half feet more or less, to a dead line.

Being the same property conveyed to Rachel Allen, unmarried by Warranty Deed from Kirk O. Dahlgren, married, of record in Instrument No. 20120316-0022850, Register's Office for Davidson County, Tennessee, dated March 15, 2011 and recorded on March 16, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 551 Moore Ave., Nashville, TN 37203.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of March, 2014.

Rachel Allen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of March, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY