WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 TH DAY OF APRIL, 2014. Notary Public MY COMMISSION EXPIRES:. (AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Chera	Jane Chera	**104040153.00**
(NAME)	(NAME)	
1109 16th Avenue South	P.O. Box 128484	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ray Hamilton** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Chera, ~~a single woman~~** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 9 on the Plan of Shield's Subdivision of Lot No. 16 in O.H. Hayes Rokeby Addition, of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ray Hamilton by deed dated April 8, 2014 of record in Instrument. No 20140410-0030148 in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Frank W. Murphy, Jr. Trustee of the Frank W. Murphy Revocable Trust by Quitclaim Deed dated August 8, 2013 from Frank W. Murphy, Jr. of record in Instrument No. 20130903-0092251, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Frank W. Murphy, Jr. By deed dated January 18, 2011 from Roger A. Murrah of record in Instrument No. 20110118-0004932 said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1109 16th Avenue South, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 GRANTEES, their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20140024374 DEEDWARR
Recvd: 04/10/14 14:00 2 pgs
Fees:13.00 Taxes:3237.50
20140410-0030149

Witness my hand this 8th day of April 2014.

Ray Hamilton, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Ray Hamilton, Individually with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 8th day of April 2014.

Commission expires: November 5, 2014

Justin D. Tatum
Notary Public

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 5, 2014