File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31656-02-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me this 31st day of March, 2014. Notary Public My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-2-2017

WARRANTY DEED

Address New Owner: Anne C. Martin 1634 S. Observatory Drive Nashville, TN 37215	**Send Tax Bills To:** SAME	**Tax Information:** Map and Parcel No.: 117 150 11200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James L. Murphy and wife, Marie A. Murphy**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anne C. Martin** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1634 S. Observatory Drive, Nashville, TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20140024723 DEEDWARR
Recvd: 04/11/14 13:09 3 pgs
Fees:18.00 Taxes:2682.50
20140411-0030571

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of March, 2014.

James L. Murphy

Marie A. Murphy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **James L. Murphy and Marie A. Murphy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Section 1, Green Hills Subdivision, as of record in Book 547, page 128, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James L. Murphy and wife, Marie A. Murphy, by deed dated February 20, 2004, from Hammond and Brandt Builders, LLC, a Tennessee limited liability company, successor in interest to Hammond & Brandt Builders, a Tennessee general partnership, of record in Instrument No. 20040225-0021498, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 117 150 11200.
2. All matters appearing on the Plan of record as Book 547, page 128, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instruments Nos. 20030425-0056011 and 20030425-0056012, Register's Office for Davidson County, Tennessee.