BILL GARRETT, Davidson County
Trans:T20140044405 DEEDWARR
Recvd: 06/23/14 15:53 2 pgs
Fees:13.00 Taxes:536.13
20140623-0054714

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: 14-1083

WARRANTY DEED

THIS INDENTURE, made and entered into this 5/30/2014, by and between Dawn Elizabeth Stephen, parties of the first part, and Patrick David Murphy, an unmarried man, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 77, Coronada Town Home Condominiums, Phase III, as shown on plat of records in Plat Book 5200, Page 67, as established under Master Deed of record in Book 4901, Page 679, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit

Being the same property conveyed to Dawn Elizabeth Stephen by Quitclaim Deed dated April 21, 201, from Jason Todd Stephen, of record in Instrument Number 20110511-0036027, Register's Office for Davidson County. Further being the same property conveyed to Dawn Stephen and husband Jason Stephen by deed from Marcus M. Dipietro, married, dated 11/30/2006, of record in Instrument Number 20061205-0150114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 142 08 0B 077.00
☒ Improved 902 Holly Forest Drive, Nashville, TN 37221
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Dawn Elizabeth Stephen

STATE OF Texas
COUNTY OF Hidalgo

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Dawn Elizabeth Stephen** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 30th day of May, 2014..

Virginia Quintero
Notary Public

VIRGINIA O. QUINTERO
Notary Public
STATE OF TEXAS
My Comm. Exp. Feb. 20, 2018

My Commission Expires: 2-20-2018

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Owner's Name: **Patrick David Murphy**

and Address: **902 Holly Forest Drive, Nashville, TN 37221**

Mail tax bills to,

Regions Bank D/B/A Regions Mortgage
2050 Parkway Office Cr
Birmingham, AL 35244

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$144,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristen Highleas
Affiant

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 30th day of May, 2014..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY