File No.: 14052760

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051284 DEEDWARR
Recvd: 07/17/14 09:41 2 pgs
Fees:13.00 Taxes:2571.50
20140717-0063159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-19-17

(AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael J. Murphy	First Tennessee Bank	130 12 0 00200
(NAME)	(NAME)	
108 High Estes Dr.	300 Court Avenue, 3rd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy G. Shafer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Murphy**, hereinafter called the GRANTEE, his 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 Tract No. 1, Final Plat for Steve R. Wherry, according to survey and plat of same appearing of record in Book 6900, page 120, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said tract.

Being the same property conveyed to R. Shelby Shafer and wife, Cindy G. Shafer, by Warranty Deed dated 01/10/2001 and filed for record on 01/16/2001 in Instrument 20010116-0004260, of the Register's Office of Davidson County, Tennessee. R. Shelby Shafer predeceased his wife, Cindy G. Shafer, on August 21, 2011, who thereupon became vested with fee simple title as surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat of record in Book 6900, page 120; Easement Maintenance Agreement of record in Instrument 20010514-0049569; all matters including but not limited to Utility, Ingress and Egress Easement to William L. Rudolph of record in Book 11670, page 402, all of said Register's Office.

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.

This is improved property known as: 108 High Estes Dr., Nashville, TN 37215

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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Witness my hand this 16th day of July, 2014.

Cindy G. Shafer

State of Tennessee
County of Rutherford

Personally appeared before me Cindy G. Shafer with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2014.

Notary Public
My Commission Expires: 1-6-15

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14052760

