BILL GARRETT, Davidson County
Trans:T20140059371 DEEDWARR
Recvd: 08/13/14 09:52 2 pgs
Fees:13.00 Taxes:540.20

20140813-0073034

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$146,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 8th DAY OF August, 2014.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos D. Hernandez 3773 Waterford Way Antioch, TN 37013	New Owner	151-01-0-A-118.00 CO

For and in 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,

Catherine M. Murphy and Troy D Murphy

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Carlos D. Hernandez, 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. 118 on the Plan of Chatham Pointe Subdivision, of record in Book 6900, Pages 444-447, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine M. Murphy and husband Troy D Murphy by Deed from Linda Irene Long, unmarried dated April 29, 2013 of record in Instrument Number 20130507-0045959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) All matters affecting said premises as shown on Plat of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee.
3) Restrictive Covenants contained in Book 7358, Page 656; amended Book 7358, Page 792; Book 7599, Page 812; Book 8667, Page 381, Register's Office for Davidson County, Tennessee
4) By-laws of record in Book 8679, Page 446, said Register's Office.
5) HOA Charter of record in Book 7597, Page 977, said Register's Office.
6) Conveyance to HOA for common area of record in Book 7683, Page 718, said Register's Office.
7) Deed of conveyance for water/sewer services granted to Metropolitan Government of record in Book 7748, Page 440, Page 444, and Page 493, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3773 Waterford Way, Antioch, TN 37013**
(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.

Witness our hand(s) this 8 day of August, 2014.

Catherine M. Murphy

Troy D. Murphy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Catherine M. Murphy and Troy D Murphy, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076