This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20140071567 DEEDWARR
Recvd: 09/24/14 11:03 2 pgs
Fees:13.00 Taxes:817.70
20140924-0087760

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Woods Foster & Marcia Elizabeth Murphy 7417 Birkdale Place Nashville, TN 37221	Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	142060-08500

THIS INDENTURE, made this 22nd day of September, 2014 between

Patrick T. Hagan and wife, Rachel Katie Hicks-Hagan

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Woods Foster Murphy and Marcia Elizabeth Murphy, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Birkdale Place, as of record in Plat Book 7900, Page 971, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick T. Hagan and wife, Rachel Katie Hicks-Hagan by Warranty Deed dated 11/29/05 from Kathleen W. Howell, unmarried of record in Instrument No. 20051201-0144649, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 7417 Birkdale Place, Nashville, TN 37221.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2014 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Patrick T. Hagan

Rachel Katie Hicks-Hagan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patrick T. Hagan and Rachel Katie Hicks-Hagan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 22nd day of September, 2014.

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $221,000.00.

Affiant

Sworn to and subscribed before me, this 22nd day of September, 2014.

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY