Prepared by:
Realty Title & Escrow Company, Inc.
2204-A Madison Street
Clarksville, TN 37043

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, whichever is greater, for this transfer is $77,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2014.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

14-1407-147128

Address of New Owner:	Send Tax Bills to:	Tax Information
Barbara Lance	FirstBank	028-00-0-009.00
6123 Marrowbone Lake Road	3500 Blue Lake Dr, Ste 325	
Joelton TN 37080	Birmingham, AL 35243	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amy Murphy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Barbara J. Lance, unmarried woman hereinafter called the Grantees, their successors 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 a part of Lot No. 11, on the Map of the land of Henry Floto, of record in Book 421, Page 147, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being further described as follows:

Beginning at a point in the center line of Marrowbone Lake Road, known as Lake Louise Road, the North corner of the land, thence with the center line of said Road South 52 degrees East 150 feet to a point; thence leaving said road as follows; South 45 degrees West 290.5 feet; thence North 52 degrees West 150 feet; thence North 45 degrees East 290.5 feet to the point of beginning.

Being the same property conveyed to Amy Murphy, an unmarried person by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, dated May 17, 2006, recorded May 30, 2006, of record in Instrument No. 20060530-0062692, Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any sales for a period of thirty (30) days from the date of this deed. After this thirty (30) day period, Grantee is further prohibited from conveying the property for a sales price greater than $92,400 until ninety (90) days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6123 Marrowbone Lake Road, Joelton, TN 37080

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140071975 DEEDWARR
Recvd: 09/25/14 10:59 2 pgs
Fees:13.00 Taxes:284.90
20140925-0088329

WITNESS my hand this 17th day of September, 2014.

Amy Murphy by George W. Murphy attorney in fact

Amy Murphy by George W. Murphy, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George W. Murphy with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Amy Murphy and that he/she is authorized by Amy Murphy to execute this instrument on his/her behalf.

Witness my hand and seal at NEWPORT NEWS, VIRGINIA, this 17th day of September, 2014.

Elizabeth P. Cumming

Notary Public

My Commission expires APRIL 30, 2015

ELIZABETH P. CUMMING
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
NOTARY REG. NUMBER: 203501