BILL GARRETT, Davidson County
Trans:T20140084803 DEEDWARR
Recvd: 11/10/14 11:46 3 pgs
Fees:18.00 Taxes:462.50
20141110-0103585

This Instrument Prepared By:

MAP/GROUP/PARCEL
182060A01100CO

Advance Title Services, LLC
2000 Glen Echo Rd. Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
John Nagel
1412 Isabella St.
Wilmette, IL 60091

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CALEB MURPHY AND WIFE, JULIE-ANN MURPHY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JOHN NAGEL AND REBECCA BOYD, HUSBAND AND WIFE** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 11, Final Plat, Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 20011023-01153582, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Caleb Murphy and wife, Julie-Ann Murphy, by Warranty Deed from Carlos Ortiz and wife, Alicia Ortiz, dated February 19, 2008, appearing of record in Instrument No. 20080225-0018452, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2014 Real Property Taxes are a lien due and payable as of October 1, 2014.; Subject to all matters shown on the Plan of record in Plat Book 20011023-0115382; Storm Water Detention Agreement of record in Instrument Number 20030226-0025749 and Instrument Number 20010306-0021333; Sanitary Sewer & Drainage Easement of record in Instrument Number 20001030-0107214; Easement to United Telephone Company of record in Instrument Number 20020123-0009339, Restrictions of Old Hickory Hills Subdivision of record in Instrument Number 20020116-0006750 Instrument Number 20101116-0091730; Charter of Old Hickory Hills Homeowners Association of record in Instrument Number 20020123-0009417; Rights of Adjoining Owners of record in Book 6013, page 187 and Quit Claim Deed for Common Areas of record in Instrument Number 20020213-0018960, all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 7811 Rainey Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they is lawfully seized and possessed of said parcel of real estate, and that they has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

[Space Below This Line For Recording Data]

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 4TH day of NOVEMBER, 2014.

Caleb Murphy

Julie-Ann Murphy

STATE OF CALIFORNIA)
)
COUNTY OF _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Caleb Murphy and Julie-Ann Murphy, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the ____ day of _____, 2014.

NOTARY PUBLIC

My Commission Expires: _____

SEE ATTACHMENT

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 6th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 12/16/17

KAMRYN CRESPO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[Space Below This Line For Recording Data]

My Comm. Expires Mar 20, 2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On 4TH November 2014 (Date) before me, DANIEL D GASSAWAY NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared CALEB MURPHY & JULIE-ANN MURPHY (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIEL D. GASSAWAY
Commission # 1926395
Notary Public - California
San Diego County
My Comm. Expires Mar 20, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

DANIEL D. GASSAWAY
Commission # 1926395
Notary Public - California
San Diego County

©2007 National Notary Association • 9350 De Soto Ave., P.O. Box 2402 • Chatsworth, CA 91313-2402 • www.NationalNotary.org Item #5907 Reorder: Call Toll-Free 1-800-876-6827