Davidson County DEEDWARR
Recvd: 11/14/14 08:49 3 pgs
Fees:18.00 Taxes:551.30
20141114-0105079

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1476

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Warren L. Reed 4775 Trenton Drive Hermitage, TN 37076	Freedom Mortgage 907 Pleasant Valley Ave #3 Mt. Laurel, NJ 08054	75-4-201.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $149,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of November, 2014.

Heather Lee
Notary Public

My Commission Expires: 6-18-17
(Affix Seal)

Heather Lee
State of Tennessee
Notary Public
Rutherford Co.
Expires 6-18-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **David L. Murphy and wife, Tammie J. Murphy,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Warren L. Reed, and Barbara Reed, husband and wife,** 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. 448 on the plan of Tulip Grove, Section 7, as of record in Book 4300, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 448, being a corner lot, has frontages of 119.82 feet on the southerly side of Phoenix Drive and 95.04 feet on the westerly side of Trenton Drive connected by a 25 foot radius curve with length 39.27 feet and runs back 120.04 feet on the westerly line and 144.82 feet on the southerly line to a point.

Being the same property conveyed to David L. Murphy and wife, Tammie J. Murphy by Warranty Deed from Thomas B. Stevens and wife, Mary Ellen Stevens, dated November 28, 2000, recorded December 12, 2000, of record in Instrument No. 20121212-0122161, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4775 Trenton Drive, Hermitage, TN 37076**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **13th** day of **November, 2014.**

GRANTOR(S)

David L. Murphy

Tammie J. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **David L. Murphy and Tammie J. Murphy** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **November, 2014.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Return To: 1400240
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

