WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000241 DEEDWARR
Recvd: 01/02/15 12:32 2 pgs
Fees:13.00 Taxes:632.70
20150102-0000316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

PAUL E. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Murphy	Same as new owner	061-02-0-132.00
(NAME)	(NAME)	
4501 Saunders Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, EVELYN H. CHAFFIN (A/K/A MARY EVELYN HITT CHAFFIN), HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ZACHARY MURPHY AND CAITLIN RIESTRA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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(s) 35, as shown on the map entitled Gra-Mar Acres, Section 2, of record in Plat Book 2133, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNNY C. CHAFFIN AND WIFE, EVELYN H. CHAFFIN, by deed from WALTER C. STARTUP AND WIFE, DOVIE W. STARTUP, of record in Book 2794, page 132, dated June 26, 1958, said Register's Office. The said Johnny C. Chaffin having since died on or about January 12, 2003, leaving EVELYN H. CHAFFIN (A/K/A MARY EVELYN HITT CHAFFIN) as the surviving tenant by the entirety.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Gra-Mar Acres, Section 2, of record in Plat Book 2133, page 74, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4501 Saunders Avenue, Nashville, TN 37216

(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 hands this 31st day of December, 2014.

Evelyn H Chaffin
By Robert C. Chaffin Attorney in Fact

Evelyn H. Chaffin (a/k/a Mary Evelyn Hitt Chaffin)
By: Robert C. Chaffin, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Chaffin, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Evelyn H. Chaffin, aka Mary Evelyn Hitt Chaffin, as her duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Evelyn H. Chaffin, aka Mary Evelyn Hitt Chaffin.

Witness my hand and official seal at [illegible], this 31st day of December, 2014

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18