Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $130,500.00

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 5th day of March, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150017835 DEEDWARR
Recvd: 03/11/15 15:57 2 pgs
Fees:13.00 Taxes:482.85
20150311-0021032

02-1502-49382

Address of New Owner:	Send Tax Bills to:	Tax Information
Sharon Michie	Bank of America	119-01-0-306.00
308 Oriel Ave	6400 Legacy Dr.	
Nashville TN 37210	Plano, TX 75024	

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, Denis J. Murphy, unmarried and Cynthia May Berger, fka Cynthia M. Murphy, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sharon Michie, an 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 the Westerly 47 feet of Lot No. 104, on the Plan of Overhill City & W.H. Fox Subdivision, of record in Book 332, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said part of Lot 104 fronts 47 feet on the northerly side of Oriel Avenue (or Street) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Denis J. Murphy and wife, Cynthia M. Murphy by deed from Elisa Palaez, an unmarried woman, dated April 25, 2007, recorded May 7, 2007, of record in Instrument No. 20070507-0054946, Register's Office for Davidson County, Tennessee.

Cynthia M. Murphy is now known as Cynthia May Berger pursuant to Final Judgment and Decree of Divorce filed in the Superior Court of Dekalb County, Georgia in Civil Action File No. 15CV1118-6.

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 308 Oriel Ave, Nashville, TN 37210

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.

WITNESS my hand this 5 day of March, 2015.

Denis J. Murphy

Cynthia May Berger

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denis J. Murphy and Cynthia May Berger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office this 5 day of March, 2015.

Notary Public

My Commission expires:

D GABBIDON
NOTARY PUBLIC
Dekalb County
State of Georgia
My Comm. Expires Sept. 19, 2016