WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020048 DEEDWARR
Recvd: 03/19/15 10:09 2 pgs
Fees:13.00 Taxes:1413.40
20150319-0023655

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew M. Murphy	US Bank Home Mortgage	160-16-OB-005.00
(NAME)	(NAME)	
824 Pisgah Park Park	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Susan Gillpatrick, unmarried FKA Susan Gillpatrick Maxwell** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew M. Murphy and Melissa M. Murphy, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or 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 All of Lot No. 5, on the Plan of Brentwood Chase, Phase , Section 1, of Record in Plat Book 9700, Pages 936-941, Said Register'S Office, Reference to Which Is Hereby Made for a More Complete Description.

Being the same property conveyed to Susan Gillpatrick Maxwell by Warranty Deed from Walter D. England and wife, Earlene S. England, dated 07/31/2013, recorded of Record in Instrument No. 20130802-0080817, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 9700, Pages 936-941, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of Record as Instrument No. 200005310053798, Corrective Amendment recorded of Record as Instrument No. 20150109-0002674, recorded of Record as Instrument No. 200008310086366, recorded of Record as Instrument No. 200005240051842, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement recorded of Record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.
Warranty Deed recorded of Record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement recorded of Record in Book 11115, Page 281, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 824 Pisgah Park Park, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 16th day of March, 2015

Susan Gillpatrick by Donald R. Barrett, Jr. atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr. with whom I am personally acquainted and who proved himself to be the Attorney in Fact for Susan Gillpatrick and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2015.

Kimberly D. Hicks
Notary Public
My Commission Expires: 3-25-18

KIMBERLY D. HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

FILE NUMBER G-VRES-15-824