BILL GARRETT, Davidson County
Trans:T20150034543 DEEDWARR
Recvd: 05/05/15 13:58 2 pgs
Fees:13.00 Taxes:296.00
20150505-0040939

WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donald O'Keefe	New Owner	108 03 0 069.00
(NAME)	(NAME)	
3061 Casa Drive		
(ADDRESS)	(ADDRESS)	
Nashville 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cynthia L. Murphy, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald O'Keefe**, 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:

Being Lot No. 51-A, on the Plan of Zone Lot Division of Patio Villa, Section Five, Lots 49 and 50, a resubdivision of Lots 35 and 42, thru 50 and Patio Villa, Section Five, Lots 51 thru 53 of record in Plat Book 5200, Page 633 and as amended in Book 6250, Page 451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia L. Murphy, unmarried by Warranty Deed from Michael E. Phipps dated March 20, 2003 and recorded March 24, 2003 as Instrument No. 20030324-0038922, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3061 Casa Drive, Nashville, TN 37214

File Number: GRN-151275

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, has 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 gencers.

Witness our hands this 24th day of April, 2015.

Cynthia L Murphy by her Attorney in fact

Cynthia L. Murphy by David Roetger, her attorney in fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared David Roetger, 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 Cynthia L. Murphy as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of _____, for the purposes therein contained.

Witness my hand and official seal, this the 27th 24th of April, 2015.

Cynthia L. Murphy

Notary Public

My Commission Expires:

(SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

File Number: GRN-151275