File Box 8

BILL GARRETT, Davidson County
Trans: T20150060972 DEEDWARR
Recvd: 07/24/15 15:30 2 pgs
Fees: 13.00 Taxes: 2053.50
20150724-0073125

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57671
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Elizabeth Franklin 3526 Murphy Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10405007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$555,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew P. Nitch and Cheryl N. Nitch**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Elizabeth Franklin** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the easterly 10 feet of Lot No. 1 and the westerly 40 feet of Lot No. 2 on the Map of Hardison and Young's Lots in West End Park, of record in Book 421, Page 150, Register's Office for said County.

Said easterly part of Lot No. 1 and the westerly part of Lot No. 2 adjoin and front together 50 feet on the northerly side of a 50 foot strip of land lying between said lots and Minnesota Avenue, formerly the Murphy Road, now known as Murphy Road, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Matthew P. Nitch and wife, Cheryl N. Nitch by Warranty Deed from Edith E. Hasty, a widow, dated April 17, 2003, recorded April 24, 2003 in Instrument No. 20030424-0055218, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, Page 190, said Register's Office; Restrictive Covenants of record in Book 731, Page 725, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 3526 Murphy Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this ____ day of July, 2015.

Matthew P. Nitch

Cheryl N. Nitch

State of Tennessee

County of Davidson

On this 22nd day of July, 2015, before me the undersigned authority, personally appeared Matthew P. Nitch and Cheryl N. Nitch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: ~~$560,000.00~~ **XXXXXXX $555,000.00**

Affiant

Sworn and subscribed before me this 23 day of July, 2015.

Notary

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

My Commission Expires: