WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$94,500.00.**

Affiant

Subscribed and sworn to before me this 17 day of February, 20__.

Notary Public
My Commission expires:_____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James Albert Murphy Jr.	New Owner	09508005000
P.O. Box 150979		
Nashville, TN 37215	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David Sharifi, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James Albert Murphy Jr. and wife, Jordan S. Carver**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 196, on the plan of Eva-Mor Heights, Section III, of record in Plat Book 1835, Page 92, 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 David Sharifi from Wells Fargo Bank of Minnesota, National Association as Trustee for Structured Asset Securities Corporation 2002-HF2, by its attorney-in-fact, Fairbanks Capital Corporation by Special Warranty Deed on March 4, 2004, of record in Instrument Number 20040324-0033198, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee.
- The grantor's wife as never used this property as her residence, marital, personal or otherwise.

This is improved property known as: **339 Tamworth Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

BILL GARRETT, Davidson County
Trans:T20160013133 DEEDWARR
Recvd: 02/17/16 13:12 2 pgs
Fees:13.00 Taxes:349.65

20160217-0015011

WITNESS our hands this February 16, 2016.

David Sharifi

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Sharifi** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 16, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY