BILL GARRETT, Davidson County
Trans:T20160024091 DEEDWARR
Recvd: 03/24/16 14:04 2 pgs
Fees:13.00 Taxes:651.20
20160324-0028053

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1057**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/23/2016**, by and between **Patrick David Murphy, an unmarried man**, parties of the first part, and **Kathlyn F Katzman, a single woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, described as follows, to wit:

Being Unit 77, Coronada Town Home Condominiums, Phase III, as shown on plat of records in Plat Book 5200, Page 67, as established under Master Deed of record in Book 490, Page 679, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Patrick David Murphy, an unmarried man by Warranty Deed from Dawn Elizabeth Stephen dated 05/30/2014, of record in Instrument No. 20140623-0054714, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dawn Elizabeth Stephen by Quitclaim Deed from Jason Todd Stephen dated 03/28/2011, of record in Instrument No. 20110511-0036027, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dawn Stephen and Husband, Jason Stephen by Warranty Deed from Marcus M. Dipietro,Married dated 11/30/2006, of record in Instrument No. 20061205-0150114, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **142 8 B 77**
☒ Improved **902 Holly Forest, Nashville, TN 37221**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Patrick David Murphy, By Rudick Murphy II, AS ATTORNEY-IN-FACT

Patrick David Murphy
By Rudick J. Murphy, II, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Rudick J. Murphy, II**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Patrick David Murphy** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Patrick David Murphy** as his free act and deed.

Witness my hand and Notarial Seal this 23rd day of March, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Kathlyn F Katzman**

and Address: **902 Holly Forest, Nashville, TN 37221**

Mail tax bills to

Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$176,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 23rd day of March, 2016..

Rebecca T. Garland
Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.