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#33047

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33047-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $398,000.00. Janet Korte Baker Affiant Subscribed and sworn to before me this 1st day of July, 2016 Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: William Reid Murphy, Kathleen Harrell Murphy 804 Bircham Court Nashville, TN 37221	**Send Tax Bills To:** Farmington Mortgage, a Division of Capstar Bank 2002 Richard Jones Rd. Suite 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 142 16 0 A 021 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Korte Baker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Reid Murphy and Kathleen Harrell Murphy, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 804 Bircham Court, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of July, 2016.

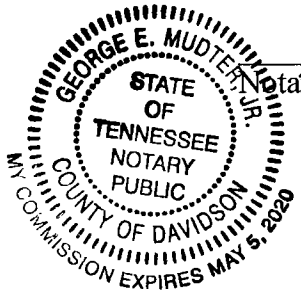
Janet Korte Baker

Janet Korte Baker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Janet Korte Baker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Devon Park, Phase 1, as of record in Book 5200, pages 670,671, and 672, Register's Office for Davidson County, Tennessee.

SAID Lot No., 21 fronts 75.14 feet on the easterly margin of Bircham Court and extends back 142.63 feet on the southerly line and 140.24 feet on the northerly line to a line in the rear, measuring 75.01 feet thereon.

Being the same property conveyed to Janet Korte Baker, unmarried, by deed dated April 10th, 1987, from William Allen Stegall and wife, Debra K. Stegall, of record in Book 7221, page 240, Register's Office for Davidson County, Tennessee.

Together with Memorandum of Agreement and Encroachment License as more fully described in Book 11022, page 869, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 142 16 0 A 021 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Devon Park of record in Book 6176, page 7, Book 6541, page 542, and Book 6967, page 156, Register's Office for Davidson County, Tennessee.
3. By-Laws of Devon Park Homeowners Association, of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 5200, pages 670, 671, and 672, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 5473, page 175, Register's Office for Davidson County, Tennessee.
6. Easement for fence of record in Book 8542, page 763, Register's Office for Davidson County, Tennessee.
7. Memorandum of Agreement and Encroachment License of record in Book 11022, page 869, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6145, page 252 and Book 6908, page 59, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ASHLEY HART, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

