This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 07/06/16 12:12 2 pgs
Fees:13.00 Taxes:1313.50
20160706-0069127

WARRANTY DEED

THIS INDENTURE made and entered into this 1 day of July, 2016, by and between John Edward Hart and Mark M Buchanan, a married couple, party of the first part, and Michael K Murdock and Carol A Murdock,a married couple , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Located in Davidson County, Tennessee, and being Unit B of the Chestnut Hill Properties I, as of record in Instrument No. 20071128-0138134, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Mark M. Buchanan and John Edward Hart as tennants in common with full rights of survivorship by virtue of that certain Quit Claim Deed dated July 14, 2015, at Instrument No. 20150715-0069080 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Mark M. Buchanan by virtue of Warranty Deed dated December 3, 2007 at Instrument No. 20071231-0148969 in the amount of $239,900.00 in the said Register's Office.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 the day and year first above written.

John Edward Hart

Mark M Buchanan
Mark M Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Edward Hart and Mark M Buchanan, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1 day of July, 2016..

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael K Murdock and Carol A Murdock
1023B 2nd Avenue South
Nashville, TN 37210

Tax Parcel No 093150A00200CO

Property Address: 1023B 2nd Ave South
Nashville, TN 37210

MAIL TAX
BILLS TO: Owner
at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $355,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 1 day of July, 2016..

Notary Public

My Commission Expires: 9/10/18

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019