BILL GARRETT, Davidson County
Trans:T20160090516 DEEDQC
Recvd: 10/13/16 15:18 3 pgs
Fees:17.00 Taxes:0.00
20161013-0108529

Send Tax Bills to:
Sherri Hill Murphy
403 Benita Dr.
Nashville, TN 37211

Map No.: 133-12
Parcel: 9

Address of Owner:
Sherri Hill (Murphy)
403 Benita Dr.
Nashville, TN 37211

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and for the specific purpose of complying with the Marital Dissolution Agreement and Final Decree of Divorce between the parties herein as entered on 10/5/2016, and filed in the Fourth Circuit Court of Davidson County, Tennessee, Docket No. 16D1215, I, Jonathan Payne Murphy, do hereby devise, release and forever quitclaim unto Sherri Hill (a/k/a Sherri Hill Murphy) and her heirs and assigns, all my title, interest and estate, legal and equitable, in the following described tract or parcel of land and attached structure lying and being in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 92 feet on the westerly side of Benita Drive and runs back between lines 161.75 feet on the northerly side and 119.28 feet on the southerly side to a line at the rear on which it measures 72.28 feet thereon.

Being the same property conveyed to Jonathan P. Murphy and wife Sherri D. Murphy by Charles Edward Davis and Patty Griffith and Bernadette Rutherford and Anne Marie Plus, Heirs at law of Roslynn Rottero Davis a/k/a Roslynn Davis on or about October 20, 2006 by Instrument no. 20061024-0131926 of record in the Davidson County Register of Deeds Office. The said Edward Henry Davis having since died on December 8, 2001 and the said Roslynn Davis, a/k/a Roslynn Rottero Davis having since died on February 21, 2005 leaving the following named parties as her only heirs-at-law: Charles Edward Davis, Patty Griffith, Bernadette Rutherford and Anne Marie Plus.

This conveyance is subject to taxes (county) for 2016 and subsequent years thereafter; restrictive covenants of record in book 3792, page 445, said restrictions were amended in

book 3816, page 784, Register's Office for Davidson County, Tennessee; subject to the plan of Windsor park of record in book 3600, page 64, said Register's Office which shows an owner's certificate, a 30-foot building setback line from Benita Drive, and a 10-foot utility easement on the southerly and westerly sides of said lot.

IN WITNESS WHEREOF, I hereunto set my hand on this the 30 day of August, 2016.

Jonathan Payne Murphy

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Heather McKibbin, a Notary Public in and for said County and State, the within named, Jonathan Payne Murphy, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within Deed for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2016.

HEATHER D MCKIBBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

Heather McKibbin
Notary Public

My Commission Expires: 5-8-18

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

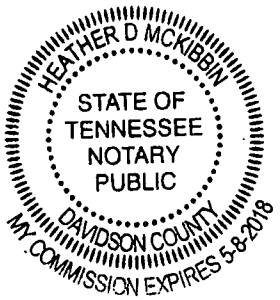
I hereby affirm that the actual consideration or value, whichever is greater, for this transfer is a Marital Dissolution Agreement, Fourth Circuit Court of Davidson County Docket

No. 16D1215

Sherri Hill (Murphy)

SWORN TO AND SUBSCRIBED before me
this 30th day of August, 2016.

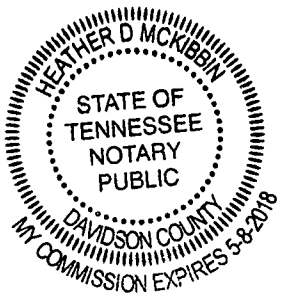
Notary Public
My commission expires: 5-8-18



Jonathan Payne Murphy

SWORN TO AND SUBSCRIBED before me
this 30th day of August, 2016.

Notary Public
My commission expires: 5-8-18



This Instrument Prepared for Recording by:
Equitus Law Aliance, PLLC
P.O. Box 280240
Nashville, TN 37228

Prepared without title search
and without verification of legal
description by attorney.