WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111806 DEEDWARR
Recvd: 12/20/16 09:51 2 pgs
Fees:13.00 Taxes:455.10
20161220-0133452

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016

Dana Delworth
Notary Public:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lawrence Baldwin	Farmington Mortgage, a division of	Parcel ID:
3282 Hinkle Drive	Capstar Bank 2002 Richard Jones Rd., #300	08008028100
Nashville, TN 37218	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paula L. Murphy, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lawrence Baldwin and Janie Carol Baldwin, husband and wife
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Bordeaux Hills, Section Four, as of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 14 fronts 57.0 feet on the northerly side of Hinkle Drive and extends back 133.44 feet on the northwesterly line and 133.58 feet on the southeasterly line to a dead line in the rear, measuring 53.31 feet thereon.

Being the same property conveyed to William J. Murphy and wife, Paula L. Murphy by deed from Lewis Levi Bozarth and wife, Jo Ann Bozarth, of record in Book 5382, Page 757, dated December 29, 1978, Register's Office for said County. The said William J. Murphy died January 8, 1997, and title vested in Paula L. Murphy as surviving tenant by the entirety.

This conveyance is subject to Restrictions of record in Book 3765, Page 141, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 49, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3282 Hinkle Drive, Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 16th day of December, 2016.

Paula L. Murphy
Paula L. Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula L. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of December, 2016.

My Commission Expires: 5/5/20

Notary Public

