Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-0131HV

BILL GARRETT, Davidson County
Trans: T20170017599 DEEDWARR
Recvd: 03/01/17 10:24 2 pgs
Fees: 13.00 Taxes: 542.05

20170301-0020102

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2017.

Notary Public
Commission Expires: _____

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Evelyn Morgan Flick 607 Ben Allen Rd. Nashville, TN 37216	new owner	061-00-0-024.04

WARRANTY DEED

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, I/WE,

Susan Murphy

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Evelyn Morgan Flick, a single woman

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 the 12th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Stephen A. Draper, Surveyor, dated May 24, 1962 as follows:

BEGINNING in the easterly margin of Ben Allen Road, 485 feet from the corner of Lot #246 in Maplewood Heights Subdivision, Book 547, Page 103, Register's Office for said County; thence North 17 degrees 45 minutes West, 52 feet; thence North 72 degrees 15 minutes East 400 feet to Nickens line; thence South 17 degrees 45 minutes east 50 feet; thence south 72 degrees west, 400 feet to the beginning.

BEING the same property conveyed to Larry F. Melnick an unmarried man, by Warranty Deed from David Birchett and Paula R. Birchett, husband and wife, dated 2/17/16 and recorded 3/4/16 in Instrument Number 20160304-0020946; and the same property previously conveyed to David Birchett and Paula R. Birchett, husband and wife, by Warranty Deed from Charles Milton Creasy, Jr. and Denise Yvonne Creasy, husband and wife, dated 12/29/06 and recorded 1/8/07 in Instrument Number 20070108-0002939, Register's Office for Davidson County, Tennessee. The said Larry F. Melnick (aka Larry Frank Melnick) died testate on 10/24/16. Pursuant to his Last Will and Testament, Order to Probate and Letters Testamentary filed 11/10/16 in Docket No. 16P1800 in the Seventh Circuit Court for Davidson County, Tennessee, Susan Faye Murphy was appointed as Executrix, and she is also the sole devisee of the estate.

Power of Attorney of record in Instrument No. 20170301-0020101, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 607 Ben Allen Rd., Nashville, TN 37216.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of February, 2017.

Susan Murphy by Gary W. Temple, Attorney in Fact

Susan Murphy by Gary W. Temple,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary W. Temple** 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, and who further acknowledged that he is the attorney in fact for **Susan Murphy** and that he is authorized by.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of February, 2017.

Kim Gillespie
Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY