WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170048018 DEEDWARR
Recvd: 06/06/17 12:25 2 pgs
Fees:13.00 Taxes:1657.60

20170606-0056497

G-RP-17-824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Michael Ballard	new owner	
(NAME) **824 Pisgah Park**	(NAME)	**160-16-0B-005.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW M. MURPHY AND MELISSA M. MURPHY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN MICHAEL BALLARD,** AS UNMARRIED MAN, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, Page (s) 936 through 941, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew M. Murphy and Melissa M. Murphy, husband and wife by Warranty deed from Susan Gillpatrick, unmarried fka Susan Gillpatrick Maxwell of record in Instrument No. 20150319-0023655 Register's Office for Davidson County, Tennessee, dated March 16, 2015 and recorded on March 19, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Pages 936-941;
- PUD Boundary of record in Book 9700, Pages 653-654;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20000531-0053798, 20000831-0086366, 20030618-0084060 and Corrective Amendment to Decoration of record in Instrument No. 20150109-0002674;
- HOA Charter of record in Instrument No. 20000524-0051842;
- Quitclaim Deed of amenities area of record in Instrument No. 20010208-0012529;
- Easement for water mains and appurtenances of record in Book 8371, Page 320;
- Easement for drainage facilities of record in Book 7902, Page 389;
- Stormwater Detention Agreements of record in Book 11115, Pages 281 and 286, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **824 Pisgah Park , Brentwood, Tennessee 37027**.

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, 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 GRANTEE(S), 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/our hand(s) this the 2nd DAY OF JUNE, 2017.

Matthew M. Murphy

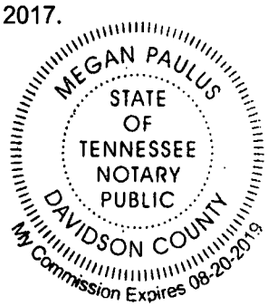
Melissa M. Murphy by Matthew M. Murphy, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 2nd of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

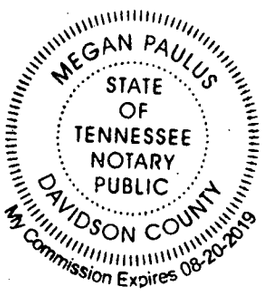


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew M. Murphy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MELISSA M. MURPHY, and who acknowledged he executed the same as the free act and deed of the said MELISSA M. MURPHY.

Witness my hand and official seal, this the 2nd of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212