17-0818

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170056792 DEEDWARR
Recvd: 07/03/17 13:58 2 pgs
Fees:13.00 Taxes:958.30
20170703-0066863

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 259,000.00

Timothy L. Caldwell
Affiant Signature

Subscribed and sworn to before me on this the 29th day of June, 2017.

Notary Public

My Commission expires 6, 19, 21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Christopher Murphy
Raynor M. Murphy
4504 Cheshire Pass
Antioch, TN 37067
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 151090A06000CO

WARRANTY DEED

17NT00259

Effective the 29th day of June, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CAROL M. CALDWELL AND TIMOTHY L. CALDWELL, WIFE AND HUSBAND

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHRISTOPHER MURPHY AND RAYNOR M. MURPHY, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING LOT NO. 60, IN THE PLAN OF LONG HUNTER CHASE, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PHASE I, SECTION II, OF RECORD IN PLAT BOOK 9700, PAGE 638, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROL M. CALDWELL AND TIMOTHY L. CALDWELL, WIFE AND HUSBAND BY WARRANTY DEED FROM CAROL MACPHERSON AS RECORDED 1-20-15 AS INSTRUMENT NO. 20150120-0005631.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
4504 CHESHIRE PASS, ANTIOCH, TN 37013

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 29th day of June, 2017.

Carol M. Caldwell

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carol M. Caldwell, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th day of June, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Timothy L. Caldwell

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Timothy L. Caldwell, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 29th day of June, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD