NAME AND ADDRESS OF NEW OWNERS:
Jean-Michel Prophete and Fabienne Ribe
2628 Habersham Ave.
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN. 37130

SEND TAX BILLS TO:
SAME

Bill Garrett Davidson County
Batch# 34590 DEEDWARR
12/07/2017 02:30:30 PM 4 pgs
Fees: $23.00 Taxes: $484.33
20171207-0125126

WARRANTY DEED

WITH ADMINISTRATOR'S QUITCLAIM

(Tax Parcel ID # 053 03 0 025.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Patrick Shawn Murphy**, has bargained and sold and does hereby transfer and convey unto **Jean-Michel Prophete and Fabienne Ribe, as tenants in common with rights of survivorship,** their successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 64 & 64-A of Section "C", of Village of Old Hickory as shown on the plans of record in Book 1424, page 66, and Book 1835, page 2, Register's Office for said County, and described as follows:

Beginning on the westerly side of DeBow Street at the corner of Lots 63-A and 64-A; thence with the line between said lots westwardly 61.5 feet to the corner of Lots 63 and 64; thence with the line between said lots westwardly 72.9 feet to the easterly margin of Elliston Street; thence with said Street southwardly 54.9 feet to the corner of Lots 64 & 65; thence with the line between said lots eastwardly 72.8 feet to the corner of Lots 59 and 59-A; thence with the line between Lots 59-A and 64, northwardly 20 feet to the southwest corner of Lot 64-A; thence with the south line of said lot eastwardly 61.4 feet to the westerly margin of DeBow Street; thence with said Street northwardly 34.9 feet to the beginning.

Being the same property conveyed to Alfred F. Murphy, unmarried, by Warranty Deed filed for record on April 2, 1985 in Book 6525, page 271, of the Register's Office of Davidson County, Tennessee. The said Alfred F. Murphy died intestate on January 1, 2017, and pursuant to Affidavit

of Heirship of record in Instrument Number 20171207-0125125 said Register's Office, Alfred F. Murphy was survived by his son and sole heir-at-law, Patrick Shawn Murphy.

This conveyance is subject to Covenants, Conditions and Restrictions of Village of Old Hickory of record in Book 2447, page 151; All matters as set forth per Book 1835, page 2 and revising Book 1424, page 66; both said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their successors and assigns, forever.

We covenant with the said Grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2017 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Patrick Shawn Murphy, Administrator of the Estate of Alfred F. Murphy hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantees.

WITNESS OUR HANDS AND SIGNATURES on this the 17th day of November, 2017.

Patrick Shawn Murphy

Patrick Shawn Murphy,
Administrator of the Estate of Alfred F. Murphy

STATE OF TENNESSEE
COUNTY RUTHERFORD

Personally appeared before me, Patrick Shawn Murphy, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

Witness my hand at office this 17th day of November, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Shawn Murphy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged himself to be Administrator of the Estate of Alfred F. Murphy, and that he as such Administrator executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of November, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $130,900.00.

Jessica L Tolley
Affiant

Witness my hand at office this 17th day of November, 2017.

Commission expires: 11-18-17

Notary Public

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY