Name and Address of New Owner:
Brendan Michael Murphy
418 Flintlock Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Ernest D. Bennett III
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road
Suite 220
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 109102 DEEDWARR
06/26/2018 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $669.70
20180626-0061352

Map & Parcel No: 135-16-0B-009.00-C

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Applegarth, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brendan Michael Murphy, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 9, as shown on the Plan of Woodridge at Nashboro Village, of record as Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete and accurate legal description.

Being the same property conveyed to Brian Applegarth, an unmarried man by Deed dated October 28, 2005 from Todd A. Spangler, an unmarried man, recorded November 2, 2005, in Instrument Number 200511020132856, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2018.

Brian Applegarth
by Ernest D. Bennett, ATTY-IN-FACT (SEAL)
Brian Applegarth
By: Ernest D. Bennett, III Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ernest D. Bennett, III with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Brian Applegarth and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2018.

Notary Signature
My commission expires:5/6/2019

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
~~18th~~ 25th day of June, 2018.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary Public
My commission expires: OCT 2 0 2020
File No. 55-18

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

