THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181118324

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $889,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of November, 2018.

Notary Public
My Commission Expires: 07/06/20

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

Karen Y Johnson Davidson County
Batch# 164906 DEEDWARR
11/26/2018 03:49:44 PM 2 pgs
Fees: $13.00 Taxes: $3,289.30
20181126-0115341

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Tichenor and Daniel Tichenor 108 High Estes Nashville TN 37215	New Owner	Tax Parcel ID No. 130-12-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael J. Murphy, umarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Tichenor and Jessica Tichenor, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat for Steve R. Wherry, of record in Plat Book 6900, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL J. MURPHY, by deed from CINDY G. SHAFER, of record in Instrument No. 20140717-0063159, dated July 16, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 130-12-0-002.00.

Matters shown on the Plan of record in Plat Book 6900, page 120, said Register's Office.

Easement Maintenance Agreement of record in Instrument No. 20010514-0049569, said Register's Office.

This is improved property located at 108 High Estes Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-0108

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of November, 2018.

MICHAEL J. MURPHY

Atty. in Fact

Michael J. Murphy by Chris Ford, his
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, Chris Ford, 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, and who further acknowledged that he is the Attorney-in-Fact for Michael J. Murphy and that he is authorized by Michael J. Murphy to execute this instrument on his behalf.

Witness my hand, at office, this 19th day of November, 2018.

Notary Public

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____