Karen Johnson Davidson County
Batch# 857297 DEEDWARR
05/17/2022 02:45:37 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20220517-0056976

Name and Address of New Owner:
Benjamin Lewis Murphy and Rachel Treadwell Murphy
5201 Anchorage Drive
Nashville, TN 37220

Send Tax Bills To: CapStar Bank
2002 Richard Jones Rd Ste 300A
Nashville, TN 37215

This Instrument Prepared By:
Greater Nashville Title, LLC
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 146-15-0-142.00

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, **Haley Frazier Catalano F/K/A Kristin Frazier and husband Robert Edward Catalano,** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Lewis Murphy and Rachel Treadwell Murphy, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Haileywood Estates, Section II, of record in Plat Book 2331, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a concrete monument in the southeasterly line of Rochelle Drive; thence southwestwardly with said Drive 115 feet to a concrete monument; thence southeastwardly 136.9 feet to a concrete monument; thence northeastwardly 140.0 feet to a concrete monument in the northeasterly line of Anchorage Drive; thence with said Anchorage Drive northwestwardly 111.9 feet to a concrete monument, the beginning of a curve; thence around said curve northwestwardly and southwestwardly 39.3 feet to the point of beginning.

Being the same property conveyed to Kristin Frazier, an unmarried woman, by Warranty Deed from John R. Bampfield and wife, Ashley C. Bampfield of record in Instrument No. 20141223-0117651, Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014. (Value of consideration shown in aforementioned deed $310,000.00.)

For informational purposes only: Being also known as 5201 Anchorage Drive, Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of May, 2022.

Haley J. Catalano (SEAL)
Haley Frazier Catalano

(SEAL)
Robert Edward Catalano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*and Robert Edward Catalano

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Haley Frazier Catalano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of May, 2022.

STEVEN T. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

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 $725,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret Smith
(Affiant)

Sworn to and subscribed before me this
6 day of May, 2022.

S Denise Woods
Notary Public
My commission expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

File No. ST-22-439