

Return to:

Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

This Instrument prepared by: Alliance Title & Escrow, LLC
8289 Cordova Road, Suite 101
Cordova, TN 38018

WARRANTY DEED

THIS INDENTURE, made and entered into this 14th day of September, 2018, by and between Mary Ellen Murphy unmarried (Grantor) party of the first part, and Lazarus Settle and Rosella Settle ~~husband + wife~~ (Grantee) party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of State of TN:

Property being situated in Fayette County, Tennessee, to wit:
COMMENCING FROM THE SOUTHWESTERLY CORNER OF THE JAMES AND CATHERINE CHANDLER TRACT (DB 321, PG. 771): THENCE ON A BEARING OF SOUTH 00 DEGREES 00 MINUTES 41 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ON A BEARING OF NORTH 89 DEGREES 41 MINUTES 25 SECONDS EAST A DISTANCE OF 320.26 FEET TO A 1/2 INCH REBAR SET; THENCE ON A BEARING OF SOUTH 87 DEGREES 00 MINUTES 57 SECONDS EAST A DISTANCE OF 16.54 FEET TO A 1/2 INCH REBAR SET; THENCE ON A BEARING OF SOUTH 00 DEGREES 21 MINUTES 07 SECONDS EAST A DISTANCE OF 210.15 FEET TO A 1/2 INCH REBAR SET; THENCE ON A BEARING OF SOUTH 89 DEGREES 38 MINUTES 53 SECONDS WEST A DISTANCE OF 95.02 FEET TO A 1/2 INCH REBAR SET; THENCE ON A BEARING OF NORTH 55 DEGREES 56 MINUTES 22 SECONDS WEST A DISTANCE OF 37.44 FEET TO A 1/2 INCH REBAR SET; THENCE ON A BEARING OF SOUTH 89 DEGREES 38 MINUTES 53 SECONDS WEST A DISTANCE OF 212.06 FEET TO A P.K. NAIL SET IN SAID CHULAHOMA ROAD; THENCE ON A BEARING OF NORTH 00 DEGREES 00 MINUTES 41 SECONDS EAST ALONG SAID CHULAHOMA ROAD A DISTANCE OF 190.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.526 ACRES OR 66,457.752 SQUARE FEET.

Property Address:
1290 Highway 196 S.
Piperton, TN 38017

Being the same property conveyed to Mary Ellen Murphy by Quit Claim Deed on 12/31/15 from Douglas S. Murphy and Michelle A. Murphy and filed for record on 05/18/16, in Instrument #16002935, in the Register's Office of Shelby County, Tennessee

Also being the same property conveyed to Douglas S. Murphy and Michelle A. Murphy by Warranty Deed on 07/01/15 from Mary Ellen Murphy and filed for record on 07/16/15 in Instrument #15005235, in the Register's Office of Shelby County, Tennessee

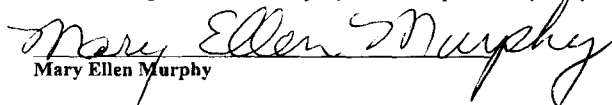
TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, Lazarus Settle and Rosella Settle, heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/ they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except as set forth hereinabove and except for any taxes for the current year which are not yet due and payable, and for subsequent years, which the Grantee hereby assumes and agrees to pay and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten (\$10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.


Mary Ellen Murphy

STATE OF TENNESSEE
COUNTY OF SHELBY

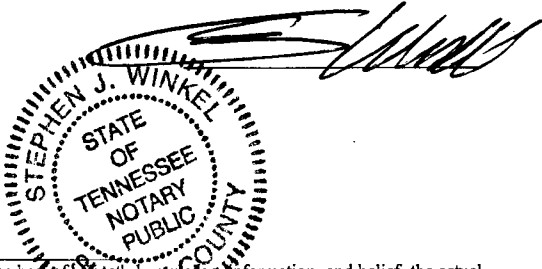
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, Mary Ellen Murphy the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Mary Ellen Murphy executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 14th day of September, 2018,

My commission expires:

10-5-2019

Notary Public



STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[Signature]

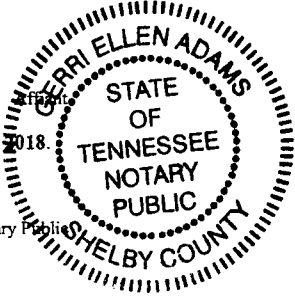
Subscribed and sworn to before me this the 14th day of September, 2018.

[Signature]

My commission expires:

11/16/20

Notary Public



(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
1290 Highway 196 S.
Piperton, TN 38017

MAIL TAX NOTICES TO:
Lazarus Settle and Rosella Settle
1290 Highway 196 S.
Piperton, TN 38017

NAME AND ADDRESS OF PROPERTY OWNERS:
Lazarus Settle and Rosella Settle
1290 Highway 196 S.
Piperton, TN 38017

THIS INSTRUMENT PREPARED BY:
Alliance Title & Escrow, LLC
8289 Cordova Road, Suite 101
Cordova, TN 38018

RETURN TO: Preferred Title & Escrow, LLC
7894 Winchester Rd., Suite 500
Memphis, TN 38125

TAX PARCEL NO.: 184-30.08

18006285	
2 PGS:AL-WARRANTY DEED	
ED BATCH: 95189	
10/12/2018 - 11:25 AM	
VALUE	290000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1073.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1086.00
STATE OF TENNESSEE, FAYETTE COUNTY	
ED PATTAT	
REGISTER OF DEEDS	

FAYETTE COUNTY
TRANSFER

OCT 12 2018

MARK WARD
ASSESSOR OF PROPERTY
BY *[Signature]*