WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CAROLE ANNE COLEMAN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN. MY COMM. EXP. 7/16/2005

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Woods F. Murphy	Woods F. Murphy	142-05-0-B-006.00 CO
(NAME) 8300 Sawyer Brown Road Condominium A-306	(NAME) 8300 Sawyer Brown Road Condominium A-306	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wayne Farrington Murphy Jr.a married person*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Woods F. Murphy and Marcia E Murphy**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* AND WIFE, MARY LOUISE MURPHY

Being Unit No. A-306 and a carport known as Unit A-306 (C) on the Plan of River Plantation Condominiums, Section III, as of record in Plat Book 4675, pages 102-105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Anne Murphy, unmarried, by deed from Haury & Smith Contractors, Inc., dated August 21, 1974 and filed for record in Book 4846, page 118, Register's Office for Davidson County, Tennessee, further conveyed to Wayne Farrington Murphy, Jr. in the Last Will and Testament of Betty Anne Murphy dated January 15, 1992. Probate closed on said Will September 19, 2003, Docket #02P316.

Davidson County DEEDWARR
Recvd: 02/07/05 10:30 2 pgs
Fees:13.00 Taxes:506.90
20050207-0013933

The property described herein is subject to:

1. 2005 taxes and all subsequent years are a lien but not yet due and payable.
2. Any and all matters as shown on the plan of record in Plat Book 4675, pages 75-77 and as amended in Plat Book 4675, pages 102-105, Register's Office for Davidson County, Tennessee.
3. Restrictions as of record in Book 4784, page 464 and Book 4784, page 482, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road Condominium A-306, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of February, 2005.

Wayne Farrington Murphy Jr.

Mary Louise Murphy

STATE OF [illegible]

COUNTY OF [illegible]

WAYNE FARRINGTON MURPHY, JR
AND
MARY LOUISE MURPHY

On this 1st day of Jan, 2005, before me personally appeared [illegible], to me known to be the person (or persons) described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires:

CAROLE ANNE COLEMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMM. EXP. 11/28/05

Notary Public