BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2009.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Mathews and Letha Mathews	New Owner	
(NAME) 813 Princeton Hills Drive	(NAME)	104-9K-208
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, I, **JOSEPH LOGAN MURPHY, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEORGE MATHEWS AND WIFE, LETHA MATHEWS,** 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:

Land in Davidson County, Tennessee, being a certain condominium apartment in Davidson County, Tennessee, being Unit 208 on the Plan of The Montclair, of record in Book 6900, page 954, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is Set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for The Montclair, as of record in Book 7332, page 380, as amended by instrument of record in Book 7902, page 113, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed reference is hereby made to the Plat for The Montclair for proper identification.

Being the same property conveyed to Joseph Logan Murphy, an unmarried person by deed from Tekchand Khetpal and wife, Shila Khetpal, dated July 13, 2007, of record as Instrument No. 20070717-0084864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) Subject to all matters as set forth on the Plan of record in Plat Book 6900, Page 954, Register's Office of said County; (c) restrictions of record in Book 6846, page 848, said Register's Office; (d) master deed establishing a Horizontal Property Regime of The Montclair, of record in Book 7332, page 380, Book 7902, page 113, Instrument No. 20021231-0162451 and Instrument No. 20030113-0005471, said Register's Office; and (e) easements of record in Book 6846, page 833, Book 6881, page 926, Book 7902, page 109 and Book 7902, page 145, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3818 West End Avenue, #208, Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20090044521 DEEDWARR
Recvd: 07/02/09 11:13 2 pgs
Fees:13.00 Taxes:721.50

20090702-0061762

Witness my hand this 1st day of July, 2009.

Joseph Logan Murphy

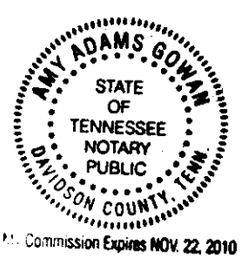
By: Lindsay Moffett AIF
Lindsay Moffett, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Moffett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joseph Logan Murphy, and who acknowledged that she executed the same as the free act and deed of Joseph Logan Murphy.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2009.

Amy Adams Gowan Notary Public



My Commission Expires NOV. 22, 2010