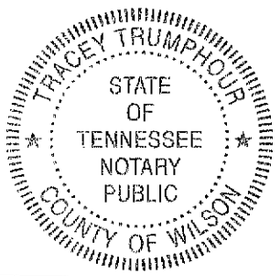
File No. 210110059

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Michael L Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2011.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/13/11 14:03 3 pgs
Fees:18.00 Taxes:362.60
20110113-0003754

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Williams	SAME	Map 135120B06300
(NAME)	(NAME)	
2034 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Whitney K. Murphy formerly known as Whitney K. Farmer and husband, Michael Murphy**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Michael L. Williams**, unmarried hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit and Lot No. 63 on the Plan entitled "Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7", of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Whitney K. Farmer, an unmarried woman by Deed dated September 29, 2006 from Mark S. Sundrud and wife, Erika J. Shambaugh Sundrud and Charles Shambaugh and wife, Jane Shambaugh of record in Instrument No. *20061013-0127448, Register's Office for said County. *20061013-0127448
The said Whitney K. Farmer having since married and is now known as Whitney K. Murphy.

Michael Murphy joins in this conveyance to convey any and all rights he may have in this property.

Taxes for the year 2011 and subsequent years, a lien, not yet due and payable. Map & Parcel 135-12-0-B-06300CO.

Subject to all matters as set forth per Plat Book 11700, Pages 49 and 50, Register's Office of said County.
Subject to the Plan of Nashboro Village, Tract 7 in Book 4600, Page 156, Book 6200, page 341, Book 11700, Pages 49 and 50, Register's Office for said County.
Subject to the Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc. of record in Instrument Number 20010322-00277680, Register's Office for said County.
Subject to a Memorandum of Lease of record in Book 10690, page 327, Register's Office for said County.
Charter of Homeowner's Association as shown of record in Book 11703, Page 518, Register's Office for said County.
Subject to Easement for Sewer in Record Book 8870, Page 886, Book 8870, Page 932; (as to a portion of Tract 7 of Nashboro Village of record in Plat Book 4660, page 156), Register's Office for said County.
Easements of record in Deed Book 4868, Page 74, and in Book 4815, page 425, Book 10110, page 854, Register's Office for said County.
Restrictive Covenants of record in Deed Book 4827, Page 14, Register's Office of said County.
Public R.O.W. Dedication of record in Book 4460, pages 149-151, Register's Office for said County
Judgment of Declarations of Taking for J. Percy Priest Dam of record in Book 4254, page 410; (as to a portion of Tract 7 on the Plan of Nashboro Village of record in Plat Book 4660, Page 156) and a portion of the open spaces and recreational areas of Nashboro Village of record in Plat Book 4860, Page 74, Register's Office for said County.
Conveyance and Common Areas of record in Instrument Number 200010100100360, Register's Office for said County.
Easement for Cable Television of record in Instrument number 200010120101575, Register's Office for said County.
Subject to overhead line easement of record in Book 4815, page 425, Register's Office for said County.
Storm Water Detention agreement of record in Instrument Number 20010314-0024179, Register's Office for said County.
This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2034 Nashboro Boulevard, Nashville, TN 37217
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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/our hands this 7th day of January, 2011.

Whitney K. Murphy

Michael Murphy

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Whitney K. Murphy and Michael Murphy the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 7th day of January, 2011.

Commission expires: 9.2.2013

Notary Public

File Number: 210110059

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

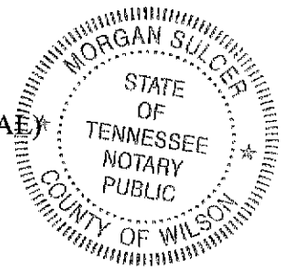
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013