WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120069669 DEEDWARR
Recvd: 09/17/12 10:56 2 pgs
Fees:13.00 Taxes:684.50
20120917-0084118

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reginald F. Murphy Jr.	NEW OWNER/SAME ADDRESS	103-16-0-C
(NAME)	(NAME)	(MAP)
4225 Harding Pike #603		603.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Katherine Drummonds and Elizabeth M. Scarvey, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Reginald F. Murphy Jr., hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit No. 603 of Wellington Arms, a Condominium Development, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Wellington Arms, Condominium apartments, recorded in Plat Book 3200, page 316, said Register's Office, and described in a Master Deed recorded in Book 5721, page 241 as corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Wellington Arms, Condominium Apartments contained in the Master Deed recorded in Book 5721, page 241 as corrected in Book 5740, page 897 and amended in Instrument No. 20001205-0119242, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Clay Phillips, unmarried, as to a 1.00% undivided interest, Katherine Drummonds and Elizabeth M. Scarvey, both unmarried, as joint tenants with right of survivorship, as to a 99.00%, undivided interest by Quitclaim Deed from Katherine Drummonds, unmarried and Elizabeth M. Scarvey, unmarried of record in Instrument No. 20120807-0070284, Register's office for Davidson County, TN, and being further conveyed to Katherine Drummonds and Elizabeth M. Scarvey, both unmarried, as joint tenants with right of survivorship, by Quitclaim Deed of record in Instrument No. 20120907-0081234, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4225 Harding Pike #603, Nashville, Tennessee 37205

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/our hand(s) this 12th day of September, 2012.

Katherine Drummonds
By: Elizabeth M. Scarvey, Attorney-in-Fact

Elizabeth M. Scarvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elizabeth M. Scarvey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of September, 2012.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Elizabeth M. Scarvey, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney in Fact for Katherine Drummonds, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Katherine Drummonds, the bargainor, by the said, Elizabeth M. Scarvey, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of September, 2012.

Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County