FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **September 26, 2012.** Notary Public MY COMMISSION EXPIRES: 3/28/16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120079807 DEEDWARR
Recvd: 10/22/12 08:35 2 pgs
Fees:13.00 Taxes:403.30
20121022-0096280

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0435**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gordon Murphy	SAME	**117-15-0A-069.00 CO**
(NAME) **1900 Richard Jones Rd, Unit B201**	(NAME)	
(ADDRESS) **Nashville,TN 37215**	(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, WE, **John A. Braswell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gordon Murphy, an unmarried individual,** 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 unit B-201 on the Plan of Green Hills Terrace, according to the Master Deed of record in Book 5304, page 702 and amendment to Master Deed in Book 7841, Page 557 and the Plat of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to John a. Braswell by Quitclaim Deed from Pigskin Properties, LLC recorded on November 30, 2001 in Instrument No. 20111130-0092923; previously conveyed to Pigskin Properties, LLC, Series D only, by Quitclaim Deed from John Braswell recorded on December 4, 2007 in Instrument No. 20071204-0140300; previously conveyed to John Braswell, a married man by Warranty Deed from Kim Tribble and spouse Patti Tribble recorded November 3, 2005 in Instrument No. 20051103-0133187, Register's Office of Davidson County, Tennessee.

This property has never been the marital residence of the seller.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1900 Richard Jones Rd, Unit B201, Nashville, TN 37215**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **26th** day of **September, 2012.**

John A. Braswell

STATE OF **TENNESSEE**
COUNTY OF Williamson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **John A. Braswell**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **26th** day of **September, 2012.**

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON