WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Lauren Dempsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of May, 2013

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lauren Dempsey	NEW OWNER	Parcel ID:
1900 Richard Jones Rd. L-1		117150A13700
Nashville, TN 37215		

FOR AND IN 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

Taylor A. Murphy, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lauren Dempsey , unmarried and Robert Dempsey and wife, Diane Dempsey, with full right of survivorship
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:

A certain condominium apartments in Davidson County, TN, described as Parcel 137, Unit L-1 of Green Hills Terrace Condominium Apartments, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Green Hills Terrace Condominium Apartments, recorded in Plat Book 5200, Page 64, said Register's Office, and described in a Master Deed recorded in Book 5304, Page 702 as amended in Book 78741, Page 557, 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 Green Hills Terrace Condominium Apartments, contained in the Master Deed recorded in Book 5304, Page 702 as amended in Book 7841, Page 557 and By-Laws recorded in Book 5304, Page 745 as amended in Book 9830, Page 181, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same though copied herein.

BEING the same property conveyed to Taylor A. Murphy by deed from Matt Humphrey, of record in Instrument 20100330-0023652, dated March 26, 2010, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5304, Page 702; Book 7841, Page 557; Book 5304, Page 745; and book 9830, Page 181, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 64; and (3) Easement to Comcast of record in Instrument 201109300075704, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1900 Richard Jones Rd. L-1, Nashville, TN 37215

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 6th day of ~~May, 2013.~~

Taylor A. Murphy

BILL GARRETT, Davidson County
Trans:T20130037959 DEEDWARR
Recvd: 05/07/13 10:30 2 pgs
Fees:13.00 Taxes:566.10

20130507-0045922

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor A. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2013.

My Commission Expires: 8/23/16

Notary Public

