BILL GARRETT, Davidson County
Trans:T20130092295 DEEDWARR
Recvd: 10/28/13 14:01 2 pgs
Fees:13.00 Taxes:449.55
20131028-0111944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MARIE COLLINS NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

The actual consideration or value, whichever is greater, for this transfer is $121,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2013.

Notary Public

My commission expires: 12-15-15

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sally K. Taylor	Same	**142-07-0-A-122.00CO**
122 Westerly Drive		
Nashville, TN 37221		

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,

Elena Schiro, unmarried, nka Elena Schiro Murphy, married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sally K. Taylor

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, Tennessee, being Unit No. 122 of Willow Pointe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Willow Pointe of record in Book 6772, Page 257, and amended in Book 8867, Page 283 and Instrument Number 20120911-0082239, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being the same property conveyed to Elena Schiro, unmarried, by Deed from Michael B. Ernst, unmarried of record at Instrument No. 20060818-0102347, Register's Office for Davidson County, Tennessee, dated August 15, 2006 and recorded on August 18, 2006.

Andrew Murphy, spouse of Elena Schiro Murphy, joins in this conveyance to convey his marital interest in the subject property.

122 Westerly Drive, Nashville TN 37221

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 122 Westerly Drive, Nashville, TN 37221.

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), their 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), 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 HANDS EFFECTIVE AS OF October 15, 2013:

Elena Schiro Murphy

Andrew J. Murphy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Elena Schiro Murphy AND ANDREW J MURPHY, the within named Grantor(s), 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, at office, this the 15th day of October, 2013.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of October, 2013.

My Commission Expires:_____

_____
Notary Public

20131304R