WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/14 14:27 3 pgs
Fees:18.00 Taxes:1498.50
20140827-0078312

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 6-26-16 (AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie A. Gray	New Owner	131-3B-148
(NAME) 4400 Belmont Park Terrace, #148	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141348

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Sarah E. Seepe, unmarried and Grace Lee Murphy, unmarried**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Julie A. Gray, unmarried**, hereinafter called the GRANTEE, **his/her** 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 Building Site No. 148 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. Seepe, unmarried and Grace Lee Murphy, unmarried, as tenants in common with rights of survivorship by Warranty Deed from Cynthia Franz, Trustee of the Cynthia F. Franz Revocable Living Trust, dated May 5, 2004 and Cynthia A Franz, Individually, dated July 2, 2013, of record in Instrument ~~20130703~~ 20130703-0068732, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 4754, page 455, as supplemented and made applicable in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636, and as amended in Instrument No. 20070816-0099235 and Instrument No. 20140801-0069316, said Register's Office; the Restrictions of record in Book 4628, page 473, said Register's Office; a Declaration of boundary line of record in Book 8813, page 398, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace, #148, Nashville, TN 37215

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record ~~pertaining thereto and to all easements and encroachments apparent from an inspection of the property.~~

Witness our hands this 21st day of August, 2014.

Sarah E. Seepe

Grace Lee Murphy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Sarah E. Seepe and Grace Lee Murphy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Sarah E. Seepe and Grace Lee Murphy, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of August, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires [redacted] 9.18.17

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

