WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140069012 DEEDWARR
Recvd: 09/16/14 09:51 2 pgs
Fees:13.00 Taxes:599.40
20140916-0084897

G-WR-14-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David J. Lumphrey and Vaughnda L. Lumphrey	NEW OWNER	
(NAME)	(NAME)	**142-7-C-18.00 CO**
406 Bradford Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PEARL SAWRIE BECKER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID J. LUMPHREY AND VAUGHNDA L. LUMPHREY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 18 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act" and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Adolph Carl Becker and wife, Pearl Swarle Becker by Warranty Deed from Constance Montomery O'Neil and husband Douglas R. O'Neil and Elizabeth Montgomery Thomas and husband Daniel H. Thomas, recorded on the 23rd day of March, 2004 in Instrument No. 20040323-0032637, in the Register's Office of Davidson County, Tennessee. Pearl Swarle Becker and Pearl Sawrie Becker being one in the same person. Adolph Carl Becker having since died leaving Pearl Sawrie Becker to surviving tenant by the entirety.

This conveyance is subject to:

- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat as recorded in Plat Book 6900, Page(s) 24, revised in Plat Book 6900, Page 978.
- Master Deed establishing ASHLEY GREEN of record in Book 7184, Page 44, corrected in Book 7467, Page 279 , as amended by instrument(s) of record in Book 7482, Page 312 and Instrument No. 20111101-0084880; also subject to easements, rights and interests 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 building thereon.
- Easement for Sewer, recorded in Book 6483, Page 907.
- Easement for Sanitary Sewer, recorded in Book 5374, Page 511.
- Easement for Highway and Drainage, recorded in Book 5407, Page 643.
- Easement for Public Utilities, recorded in Instrument No. 20060724-0088823.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **406 Bradford Green, Nashville, Tennessee 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 hand(s) this the 10th ~~11~~th DAY OF SEPTEMBER, 2014.

Pearl Sawrie Becker

Pearl Sawrie Becker

STATE OF New York

COUNTY OF Erie

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

Witness my hand and official seal, this the 10th ~~11~~th of September, 2014.

Lynn K. Kolodziej

Notary Public
My Commission Expires: 12.7.2017
(SEAL)

Lynn K. Kolodziej
Notary Public, State of New York
Qualified in Erie County
No. 01KO6214443
My Commission Expires
12 / 07 / 20 17

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212