WARRANTY DEED

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

B-C21-14-401-024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

KIM MURRAY
NOTARY PUBLIC
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

Kim Murray
Notary Public

M. COMMISSION EXPIRES: 3/25/15
(AFFIX SEAL)

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)
Linda F. Lanchak	New Owner	
(NAME)	(NAME)	**104130A02000CO**
401 Bowling Avenue, #24		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **DANIEL P. MURPHY AND MELANIE B. MURPHY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LINDA F. LANCHAK, UNMARRIED,** 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 Building Site No. 20 on the Plan of Richmeade Place, Section One of record in Plat Book 4860, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel P. Murphy and Melanie B. Murphy, husband and wife, as joint tenants with rights of survivorship by Special Warranty Deed from Wells Fargo Financial Tennessee 1, LLC, recorded on the 13th day of August, 2013 in Instrument No. 20130813-0085074, in the Register's Office of Davidson County, Tennessee.

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 plat of RICHMEADE PLACE, SECTION I, as recorded in Plat Book 4860, Page(s) 44, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4941, Page 637 with By-laws attached, amended in Book 5036, Page 338, Book 5213, Page 945, Book 5408, Page 210, Book 5733, Page 628, Book 5019, Page 946, Book 5039, Page 256, Book 5094, Page 473, Book 5213, Page 934 and Book 5238, Page 385 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Richmeade Place Homeowners Association recorded in Book 4942, Page 633, Book 4902, Page 633 and Book 4941, Page 685.
- Deed to Homeowners Association for common area recorded in Book 4947, Page 348 and Book 5035, Page 573.
- Grant of Easement as set forth in instrument recorded in Instrument No. 20140328-0025605.
- Terms and provisions of by-Laws of Bylaws appended to Restrictions recorded in Book 5213, Page 945.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Bowling Avenue, #24, Nashville, Tennessee 37205**.

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.

BILL GARRETT, Davidson County
Trans:T20140070990 DEEDWARR
Recvd: 09/23/14 09:15 2 pgs
Fees:13.00 Taxes:1221.00

20140923-0087000

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2014.

Daniel P. Murphy

Melanie B. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL P. MURPHY, 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 19th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELANIE B. MURPHY, 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 19th of September, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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