THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 1410204**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Affiant Subscribed and sworn to before me, this 22nd day of December, 2014. Notary Public My Commission Expires: 02/26/17

I certify that this is a true and exact copy of the original document executed in connection with this transaction.
By: Chapman and Rosenthal Title, Inc.

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150000797 DEEDWARR
Recvd: 01/05/15 15:42 2 pgs
Fees:13.00 Taxes:1664.63
20150105-0000984

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Brian Murray and Robin Murray 1802-B 7th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081084F00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Grant Hammond, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Murray and Robin Murray, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of the Homes at 1802 7th Avenue North, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions filed of record in Instrument Number 20140519-0042833, Register's Office for Davidson County, Tennessee and as depicted on Exhibit B of said Declaration, Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to Grant Hammond, a married man by deed from Dorothy H. Givens, unmarried of record in Instrument No. 20140502-0037612 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014.

Grantor warrants that he has never lived in the subject property as a married person and that subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Jay Alexander as Attorney-in-fact for Grant Hammond, which Power of Attorney is recorded in Instrument No. 20150105-0000982, in said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140519-0042833, Register's Office for Davidson

County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1802-B 7th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2014.

Grant Hammond by Jay Alexander as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Alexander** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Grant Hammond,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 22nd day of December, 2014.

Notary Public My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018