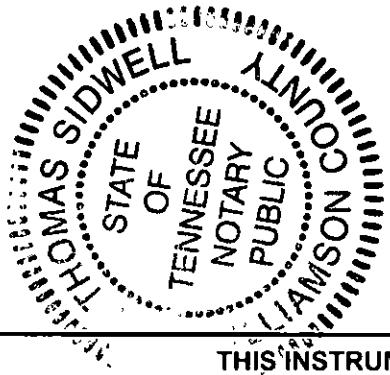
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gordon C. Murphy	NEW OWNER	131-05-0-B 304.00CO
(NAME)	(NAME)	
304 Summit Ridge Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150012629 DEEDWARR
Recvd: 02/20/15 13:02 3 pgs
Fees: 18.00 Taxes: 697.45
20150220-0014895

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, **K. Thomas Sidwell, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gordon C. Murphy, a married man**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being Unit No. 304, on the plan of Four Seasons Condominium, filed as Exhibit D to and established by Master Deed of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Registers Office of Davidson County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete description.

Being the same property conveyed to K. Thomas Sidwell, LLC by Warranty Deed from Cheryl Martin, Administrator of the Estate of Ross Van Hickey, III, dated 9/17/2014, of record in 9/23/2014 as Record Instrument No. 201409230087283, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of recorded in Book 5050, Page 30, in the Register's Office of Davidson County, Tennessee.
Declaration of Condominium of Four Seasons Condominium, and all exhibits attached thereto and recorded in Record Book 6841, Page 349, Record Book 6847, Page 122, in the Register's Office of Davidson County, Tennessee, together with amendments thereto(hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
Deed of Conveyance of recorded in Record Book 5271, Page 430, in the Register's Office of

Davidson County, Tennessee.
Easement Agreement of recorded in Record Book 6869, Page 157, in the Register's Office of Davidson County, Tennessee.
Consent to Easement Agreement of recorded in Record Book 6869, Page 162, Rerecorded Consent to Easement Agreement of recorded in Record Book 6870, Page 966, in the Register's Office of Davidson County, Tennessee.
Easement Agreement of recorded in Record Book 7776, Page 899, in the Register's Office of Davidson County, Tennessee.
Easement of recorded as Record Instrument 200109120099679, in the Register's Office of Davidson County, Tennessee.
Grant of Easement of recorded as RecordInstrument 201205210043888, in the Register's Office of Davidson County, Tennessee.
Charter of Owners Association of recorded in Record Book 6855, Page 917, Charter Amendment of recorded in Record Book 8176, Page 697, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 304 Summit Ridge Circle, 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(S), their heirs and/or 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/or 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 hand this 10th day of February, 2015.

K. THOMAS SIDWELL, LLC

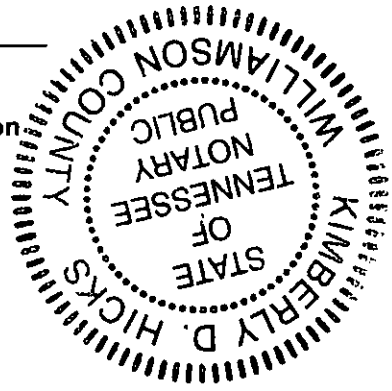
K. Thomas Sidwell
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, K. Thomas Sidwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of K. Thomas Sidwell, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 10th day of February, 2015.

Kimberly D. Hicks
Notary Public
My Commission Expires: 3-25-18



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027