BILL GARRETT, Davidson County
Trans:T20160008528 DEEDWARR
Recvd: 02/01/16 14:16 2 pgs
Fees:13.00 Taxes:543.90
20160201-0009602

THIS INSTRUMENT PREPARED BY:
BIDDLE & TREW, LLP
ATTORNEYS AT LAW
ATHENS, TN 37371-0010

The following description is:
XXX taken from prior deed;
____ based upon a new survey;
____ provided by the parties;
____ other _____

(T.C.A. §66-24-121)

THE PREPARER OF THIS DEED, BEING BIDDLE & TREW, LLP, HAS NOT PERFORMED A TITLE SEARCH AND MAKES NO WARRANTY OR REPRESENTATION AS TO THE TITLE OF THE GRANTOR, OR USE MADE OF THE PROPERTY BY GRANTOR, OR THE EXISTENCE OR NON-EXISTENCE OF ANY LIENS, EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES, OR COMPLIANCE OR NON-COMPLIANCE WITH ANY PLANNING, ZONING, OR OTHER LAWS OF ANY GOVERNMENTAL AUTHORITY, OR SUBDIVISION REGULATIONS OR RESTRICTIONS. THE PREPARER OF THIS DEED MAKES NO WARRANTY NOR REPRESENTATION AS TO THE ACCURACY OF THE DESCRIPTION.

THIS DEED SHOULD BE RECORDED IN THE REGISTER OF DEEDS OFFICE OF THE COUNTY WHEREIN THE PROPERTY IS LOCATED.

Send Tax Statement to:

Daniel P. Murphy and Melanie B. Murphy
123 Wentworth Avenue
Nashville, TN 37215

Tax ID: 143-01-0C-028.00-CO

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $147,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sarah Proffitt Clark
AFFIANT

Subscribed and sworn to before me this 29 day of January, 2016.

Brandi L Nichols
Notary Public or Register of Deeds

My Commission Expires: May 6, 2019

BRANDI L NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 29 day of JANUARY, 2016, between **SARAH PROFFITT CLARK, f/k/a Sarah E. Proffitt** of Davidson County, Tennessee, hereinafter referred to as Grantor; and **DANIEL P. MURPHY and wife, MELANIE B. MURPHY**, of Davidson County, Tennessee, hereinafter referred to as Grantees.

WITNESSETH:

THAT THE SAID Grantor, for and in consideration of the sum of One Hundred Dollars ($100.00), and other good and valuable considerations, to her in hand paid by the said Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, and does hereby grant, bargain, sell and convey unto the Grantees all of Grantor's interest in and to the following described premises, to-wit:

BEING Unit No. 128 on the final Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Sarah E. Proffitt (now Sarah Proffit Clark) by Uzma Hasan and Jafar Waheed Siddiqui by Warranty Deed recorded 7/24/2009 as Instrument Number 20090724-0069552 in the Register of Deed's Office for Davidson County, Tennessee, to which reference is here made.

This conveyance is SUBJECT to a) all restrictions of record; b) all easements of record; c) all visible easements; d) all matters appearing on the Plan(s) of record in Instrument No: 20040310-0027295, in the Register of Deed's Office of Davidson County, Tennessee; e) all matters referenced in the Master Deed of record in Instrument No: 20031031-0160421 and amended in Instrument No: 20040526-0061758 and Instrument No: 20041201-0143197, all recorded in the Register of Deed's Office in Davidson County, Tennessee; and f) all applicable government and zoning regulations.

2016 real property taxes will be prorated as of the date of closing.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

This property is generally known as 6952 Highway 70 South, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said premises to the said Grantees, their heirs and assigns as an estate in fee simple forever.

AND THE SAID Grantor, for herself and for her Heirs, Executors and Administrators, hereby covenants with the said Grantees, their Heirs and Assigns that she is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, that said premises are free from all encumbrances whatsoever, and that she will forever WARRANT AND DEFEND the said premises and the title thereto against the lawful claims of all persons whomsoever.

CHARLES AMOS CLARK is the lawful husband of the Grantor, SARAH PROFFITT CLARK, and he has signed this Warranty Deed for the purpose of conveying, transferring, and waiving any and all rights he may have in and to the property described herein the result of his marriage to Sarah Proffitt Clark.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand the day and year first above written.

Sarah Proffitt Clark
SARAH PROFFITT CLARK, f/k/a
Sarah E. Proffitt

C Amos Clark
CHARLES AMOS CLARK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a notary public, in and for the above State and County, SARAH PROFFITT CLARK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29 day of January, 2016

Brandi L Nichols
NOTARY PUBLIC

My commission expires: May 6, 2019

BRANDI L NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY appeared before me, a notary public, in and for the above State and County, CHARLES AMOS CLARK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29 day of January, 2016

Brandi L Nichols
NOTARY PUBLIC

My commission expires: May 6, 2019

BRANDI L NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

x:\t\deeds2016\clark.murphy.condo deed