BILL GARRETT, Davidson County
Trans:T20160046387 DEEDWARR
Recvd: 06/02/16 09:52 2 pgs
Fees:13.00 Taxes:2401.30
20160602-0055457

BOX 10-A

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $649,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of May, 2016.

Notary Public

My commission expires: My Commission Expires Nov 5, 2019

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Stephen A. Miahky and Christina F. McGann	SAME	117-13-0A-45.00-CO
2715 Abbott Martin Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Gerald P. Ferguson, Jr., Trustee for the Roger G. Murray, Jr. and Judith Ann Murray Irrevocable Trust Agreement No. 2001-01, dated December 24, 2001

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Stephen A. Miahky and Christina F. McGann, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, Unit No. 3-B, Pointset Condominium, as shown on Exhibit B to Master Deed and By-Laws of Pointset, Lots 3 and 4 Condominium, of record in Book 5328, Page 675, Register's Office for Davidson County, Tennessee, and being located on Lot No. 3 on the Plan of Pointset of record in Book 5050, Page 65, Register's Office for Davidson County, Tennessee, together with appurtenant interest in the common and limited common areas as set out in said Master Deed and By-Laws of record in Book 5328, Pages 675 through 690, inclusive, Register's Office for Davidson County, Tennessee, and as shown on said Exhibit B attached thereto at Page 690, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gerald P. Ferguson, Jr., Trustee for the Roger G. Murray, Jr. and Judith Ann Murray Irrevocable Trust Agreement No. 2001-01, dated December 24, 2001

by Warranty deed from Roger G. Murray, Jr. and Judith Ann Murray of record in Instrument No. 20090826-0080426 Register's Office for Davidson County, Tennessee, dated August 18, 2009 and recorded on August 26, 2009.

This is improved property known as **2715 Abbott Martin Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: All matters shown on the Plan of record in Plat Book 5050, Page 65, Master Deed establishing a Horizontal Property Regime of Pointset, Lots 3 and 4 Condominium, of record in Book 5328, Page 675, Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5143, page 132, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26 day of May, 2016.

Gerald P. Ferguson, Jr., Trustee for the Roger G. Murray, Jr. and Judith Ann Murray Irrevocable Trust Agreement No. 2001-01, dated December 24, 2001

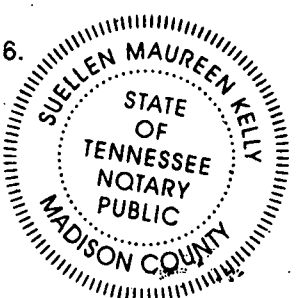
Gerald P. Ferguson, Jr., Trustee

STATE OF Tennessee
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Gerald P. Ferguson, Jr., Trustee for the Roger G. Murray, Jr. and Judith Ann Murray Irrevocable Trust Agreement No. 2001-01, dated December 24, 2001, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of May, 2016.

Suellen Maureen Kelly
Notary Public
My Commission Expires: 2/22/17



SolomonParks File No. 160145 8119 Isabella Lane, Ste 104 Brentwood, TN 37027

SP 11/2015