Davidson County DEEDWARR
Recvd: 12/19/16 14:19 3 pgs
Fees:18.00 Taxes:1335.70
20161219-0133118

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109794** REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 9-22-2020 16743	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $~~364,000.00~~ 361,000.00 Affiant Subscribed and sworn to before me, this 16th day of December, 2016. Notary Public My Commission Expires: 9/22/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Glen Blaschke, II Melissa Kay Blaschke 3109 Brookview Forest Drive Nashville TN 37211-7076	Donald Glen Blaschke Melissa Kay Blaschke 2828 Sawyer Brown Rd Franklin, TN 37069	Tax Parcel ID No. 180-04-0-B14-10-0CO

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, **Adam W. Murphy, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Glen Blaschke, II and Melissa Kay Blaschke, 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 Lot No. 52 on the Plan of Brookview Forest, Phase V of record in Plat at Instrument No. 20090309-0021109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam W. Murphy, an unmarried man by Warranty deed from Secretary of Housing and Urban Development of record in Instrument No. 20141001-0090410 Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on October 01, 2014.

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 2017, a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20090309-0021109 and Instrument Number 20110715-0054363, Register's Office of 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 20030829-0125803, amended in Instrument No. 20050505-0050962, 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

Charter for Brookview Forest HOA of record in Instrument Number 20030918-0138293, in the Register's Office for Davidson County, Tennessee.

Right of way easement of record in Book 8404, Page 676, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4276, Page 715, as re-recorded in Book 4404, Page 947, Book 4428, Page 138, amended in Book 4479, Page 448, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Quitclaim deed for common area of record in Instrument Number 20111117-0090032, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20060104-0001198, in the Register's Office for Davidson County, Tennessee.

Drainage and Maintenance easement of record in Instrument Number 20070323-0035374, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 3109 Brookview Forest Drive Nashville TN 37211-7076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 16th day of December, 2016.

Adam W. Murphy

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam W. Murphy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of December, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Willamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018