BILL GARRETT, Davidson County
Trans:T20170077619 DEEDWARR
Recvd: 09/05/17 14:40 3 pgs
Fees:17.00 Taxes:0.00
20170905-0091210

THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Robert P. Murphy, as Trustee, Affiant

Subscribed and sworn to before me,
this 30th day of August, 2017.

Notary Public
My Commission Expires: 9/7/2020

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Robert P. Murphy and Kelly D. Murphy, Co-Trustees of the Bob and Kelly Murphy Revocable Trust u/a dtd. August 30, 2017 1408 Elmwood Avenue Nashville, TN 37212	Robert P. Murphy and Kelly D. Murphy, Co-Trustees of the Bob and Kelly Murphy Revocable Trust u/a dtd. August 30, 2017 1408 Elmwood Avenue Nashville, TN 37212	10513011000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **ROBERT MURPHY** and wife, **KELLY MURPHY** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **ROBERT P. MURPHY and KELLY D. MURPHY, as Co-Trustees of the ROBERT AND KELLY MURPHY REVOCABLE TRUST under agreement dated August 30, 2017** (the "Grantee"), its successors and assigns, all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 68 on the Plan of Belmont Land Company's Property, called "Belmont Heights," as of record in Book 421, Page 34, Register's Office for said County.

Said part of Lot No. 68 fronts on the Northerly side of Elmwood Avenue and runs back between parallel lines, with the Easterly margin of 15th Avenue South, formerly Harpeth Street, 188 feet to an alley.

Being the same property conveyed to Robert Murphy and wife, Kelly Murphy, by Warranty Deed dated December 6, 2012 from Holly S. Smith and husband, Clinton A. Smith, of record as Instrument No. 20121210-0113603, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Liability as to taxes resulting from supplemental, revised, or correction assessments pursuant to the provisions of Tennessee Code Ann. 67-5-603 *et seq.*

b. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page 34, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

c. Covenants, conditions, restrictions, easements, or servitudes, if any, appearing in the public records, but deleting any covenant, condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604(c).

This is improved property commonly known as 1408 Elmwood, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor 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 otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 30th day of August, 2017.

ROBERT MURPHY

KELLY MURPHY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT MURPHY** and **KELLY MURPHY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 30th day of August, 2017.

Notary Public

My Commission Expires: 9/7/2020

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020