Davidson County DEEDWARR
Recvd: 09/07/17 15:33 3 pgs
Fees:18.00 Taxes:2534.50
20170907-0092210

This Instrument Prepared By:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $685,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170222	Affiant Sworn to and subscribed before me this 6th day of September, 2017. Notary Public My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 6th day of September, 2017, among:

LAURA CAITLIN GUINN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

CRISTINA J MURPHY AND JOHN P MURPHY, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit 927A on the Plan of Bradford Avenue Homes of record in Declaration of Covenants, Conditions and Restrictions for Bradford Avenue Homes in Instrument No. 20150220-0014892, as amended in Instrument No. 20150928-0098257, in the Register's Office for Davidson County, Tennessee, said Plan appearing on Exhibit C of said Amendment, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Build Nashville DB2, LLC by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20150123-0006964 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 23, 2015. (Value or consideration as shown in aforementioned deed $350,000.00.)

Being the same property conveyed to Laura Caitlin Guinn, unmarried by Warranty deed from Build Nashville DB2, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151001-0099782 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 01, 2015. (Value of consideration shown in aforementioned deed $579,900.00.) Being also known as 927-A Bradford Avenue Nashville, Tennessee 37204.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Laura Caitlin Guinn

Laura Caitlin Guinn

William Clinard

State of Tennessee
County of

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Laura Caitlin Guinn* the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. * and William Clinard

Witness my hand and official seal this 6th day of September, 2017.

Notary Public
My Commission Expires: 4/29/18

NOTARY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: Cristina Josephine Murphy and John Patrick Murphy
Address: 927-A Bradford Avenue
City, State, Zip: Nashville, TN 37204

Responsible Party For Taxes:

Name: New Owner
Address:
City, State, Zip:

Tax ID: 105-13-4B-001.00-CO

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal