Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Upon Recording Return to:
Chapman & Rosenthal Title, Inc.
1002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #17-1331

Bill Garrett Davidson County
Batch# 9143 DEEDWARR
10/06/2017 08:55:35 AM 2 pgs
Fees: $13.00 Taxes: $675.25

20171006-0102693

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances Levy, an unmarried woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Darin Murphy and Karly Murphy, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit No. 94, also known as Apartment No. 14-K on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the general and limited common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances Levy, an unmarried woman by deed from Thomas W. Molen, an unmarried man, dated May 26, 2015, of record in Instrument No. 20150527-0048685, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 5025 Hillsboro Pike #14-K, Nashville, TN 37215.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

**WITNESS THE EXECUTION HEREOF** this 29th day of September, 2017.

**Frances Levy**

State of Tennessee )
County of Davidson)

On this 29th day of September, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Frances Levy, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 182,500.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2017.

Notary Public

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Darin and Karly Murphy<br>8 Annandale<br>Nashville, TN 37215 | NEW OWNER | 131-01-0D-094.00 |