# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Bruce A. Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Bill Garrett Davidson County
Batch# 54143 DEEDWARR
02/02/2018 10:18:01 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20180202-0010781

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Bruce A. Church and Karen L. Church** | New Owner | |
| (NAME) | (NAME) | **117-15-0-A-172.00CO** |
| **1809 Harpeth River Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Brentwood, TN 37027** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS MCPHERSON AND LISA MCPHERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE A. CHURCH AND KAREN L. CHURCH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Parcel No. 172, Unit No. S-4 on the Plan of Green Hills Terrace Condominium Apartments of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit, together with the appurtenant interest in the common elements of The Green Hills Terrace, a Horizontal Property Regime, established by Master Deed and By-Laws of record in Book 5304, Page 702, as amended in Book 7841, Page 557, and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Douglas McPherson and Lisa McPherson, husband and wife by Warranty Deed from Marsha E. Baskette, n/k/a Marsha Dunn, married, of record in Instrument No. 20110608-0043902, Register's Office for Davidson County, Tennessee, dated June 07, 2011 and recorded on June 08, 2011.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 5200, Page 64, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Green Hills Terrace of record in Book 5304, Page 702, as amended in Book 7841, Page 557, and Book 9830, Page 181, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, Page 569, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement for the use of walks, drives, parking area, swimming pool, laundry, party room and common recreation area, of record in Book 4320, Page 896, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110930-0075704, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150814-0081514, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1900 Richard Jones Rd. #S4, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 31st DAY OF JANUARY, 2018.

Douglas McPherson

Douglas McPherson

Lisa McPherson

Lisa McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~MICHAEL~~ DOUGLAS MCPHERSON AND LISA MCPHERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212