This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 186751 DEEDWARR
01/22/2019 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20190122-0006119

State of Tennessee}
County of SUMNER

The actual consideration or value, whichever is greater for this transfer is: $ 206,000.00

Affiant Signature

Subscribed and sworn to before me on this the 22nd Day of January, 2019

Notary Public

My Commission expires 03 / 21 / 2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

NAME AND ADDRESS OF PROPERTY OWNER:
Heather Lee Wade
6952 Highway 70 S, Apt 128
Nashville, TN 37221-2395

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 143010CO2800CO

WARRANTY DEED

18NT00775

Effective the 22nd Day of January, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Daniel P. Murphy and wife, Melanie B. Murphy

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto:

Heather Lee Wade, Single

Being Unit No. 128 on the final Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums of record in Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Daniel P. Murphy and wife, Melanie B. Murphy, by Warranty Deed from Sarah Proffitt Clark, f/k/a Sarah E. Profitt, dated 01/29/2016 and recorded 02/01/2016 as Document 20160201-0009602, Register's Office for Davidson County, TN.

This is an improved property commonly known as 6952 Highway 70 S, Apt, 128, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18th Day of January, 2019.

Daniel P. Murphy
State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Daniel P. Murphy**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18th Day of January, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Melanie B. Murphy
State of Tennessee
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Melanie B. Murphy**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 18th Day of January, 2019.

Notary Public

My commission expires: 03-08-2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

201901220006119

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/21/2022

Notary's Seal:

