STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2019.

Notary Public
MY COMMISSION EXPIRES: 12/1/2020
File No. G19-5723

Karen Johnson Davidson County
Batch# 257992 DEEDWARR
07/17/2019 11:00:33 AM 2 pgs
Fees: $13.00 Taxes: $525.40
20190717-0069922

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Isolene B. Clow (NAME) 1301 Neelys Bend, 19 (STREET ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	Movement Mortgage, LLC, and/or the Secretary of Housing and Urban Development (NAME) 3310 West End Ave, 500 (STREET ADDRESS) Nashville, TN 37203 (CITY) (STATE) (ZIP)	52-16-A-19 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Dorothy Murphy, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Isolene B. Clow, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Apartment Unit No. C-19, of Neely's Bend Condominium created under Title 64, Section 2701, et seq., as amended, Tennessee Code Annotated as established by a Master Deed of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set for the in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Dorothy Murphy, a single person, by Deed from Erbin L. Romero, a married man and Franklin A. Cana, a married man, as tenants in common with rights of survivorship, dated March 9, 2017 and recorded in Instrument No. 20170310-0023983, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Building Regulations in Book 8277, page 314, said Register's Office.

2. Utility line easement In Instrument No. 20040624-0075203, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 5476, page 765, Register's Office for Davidson County, Tennessee.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 200, Register's Office for Davidson County, Tennessee.

5. Master Deed/Bylaws in Book 5483, page 86, Instrument Nos. 20020705-0080848 & 20040527-0062519, said Register's Office.

6. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1301 Neelys Bend, 19, Madison, TN 37115.

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, and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 15th day of July, 2019.

Dorothy Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2019, before me personally appeared Dorothy Murphy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 15th day of July, 2019.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066