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

39-B
File #19-1282

Karen Johnson Davidson County
Batch# 262220 DEEDWARR
07/25/2019 11:50:01 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20190725-0073213

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 **Francis M. Adelman and wife, Susan K. Adelman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Reginald F. Murphy, Jr., a married man**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 312, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Francis M. Adelman and wife, Susan K. Adelman by Warranty deed from John R. Speight, a single man, and Suzanne M. Speight, a single woman of record in Instrument No. 20150302-0017905 Register's Office for Davidson County, Tennessee, dated February 25, 2015 and recorded on March 02, 2015.

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: 4120 Ridgefield Drive #312, Nashville, TN 37205.

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 19th day of July, 2019.

Susan K. Adelman

Susan K. Adelman

State of Tennessee)
County of Davidson)

On this 24th day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan K. Adelman, 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

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

My Commission Expires: 3/8/22

WITNESS THE EXECUTION HEREOF this 22 day of July, 2019.

Francis M. Adelman

State of Tennessee)
County of Davidson)

On this 22 day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Francis M. Adelman, 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

JEREMY MARTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 03/08/2021

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 445,000.00.

Affiant

Sworn and subscribed before me on this the 24th day of July, 2019.

Notary Public

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/2/20

NEW OWNER:
Reginald F. Murphy, Jr.
4120 Ridgefield Drive #312
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
REGINALD F. MURPHY,JR
PO BOX 13
RUGBY,TN 37733

TAX MAP-PARCEL #:
116-03-0M-312.00