Karen Johnson Davidson County
Batch# 282176 DEEDWARR
09/06/2019 01:35:30 PM 4 pgs
Fees: $23.00 Taxes: $3,308.54
20190906-0090230

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34953-07-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $894,200.00. E.B. Birchfield Affiant Subscribed and sworn to before me this 5th day of September, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Jonathan G. Morphett Mary C. Morphett 28 Bosley Oaks Nashville, TN 37205	**Send Tax Bills To:** M/M Jonathan Morphett 28 Bosley Oaks Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 104 14 0 G 016 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edwin B. Birchfield and Rebecca R. Birchfield, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan G. Morphett and Mary C. Morphett, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 28 Bosley Oaks, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of September, 2019.

Edwin B. Birchfield

Rebecca R. Birchfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edwin B. Birchfield and Rebecca R. Birchfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2019.

GEORGE E. MUDTER JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of (Revised) Whitworth Phase 01 as of record in Plat Book 7900, page 140 thru 144, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin B. Birchfield and Rebecca R. Birchfield, husband and wife, by deed dated August 30, 2013 from Louise P. Uskavitch and David R. Uskavitch of record in Instrument No. 20130904-0093216, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 104 14 0 G 016 00CO.
2. First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20100615-0046543 as corrected in Scrivener's Affidavit recorded as Instrument No. 20160919-0098409, and as amended by First Amendment to the First Amended and Restated Declaration of Protective Covenants, Conditions and Restrictions for Whitworth recorded as Instrument No. 20170720-0073719, Register's Office for Davidson County, Tennessee.
3. Amended By-Laws of The Whitworth Homeowners Association, of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to The Whitworth Homeowners Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, pages 140 thru 144, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 830, Register's Office for Davidson County, Tennessee.
7. Easement for sewer to the City of Nashville of record in Book 3467, page 194 and in Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains to Metropolitan Government of Nashville and Davidson County of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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 according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

