THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 311203 DEEDWARR
11/05/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20191105-0114187

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jackie W. Murphy, Jr. 883 Daybreak Drive Nashville, TN 37013	New owner at property address	174-13-0A-120.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Elizabeth Dassau and husband, David Dassau**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Jackie W. Murphy, Jr., a single man**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Sunset Hills, Phase Four of record in Plat at Instrument No. 20150211-0012821, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Dassau and husband, David Dassau, their heirs and assigns, by Warranty Deed from Lake Forest Homes, Inc., a Tennessee Corporation, of record on June 30, 2015, at Instrument No. 20150630-0062712, Davidson County Register of Deeds.

The Property is subject to any and all existing easements and restrictions as shown of record including the following:

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20150211-0012821, in the Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, as amended in Instrument No. 20110203-0009586, Instrument No. 20130712-0072091, and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

HOA Charter of record in Instrument Number 20070605-0067128, in the Register's Office for Davidson County, Tennessee.

Quitclaim of Open Space of record in Instrument Number 20150227-0016999, in the Register's Office for Davidson County, Tennessee.

Easements of record in Instrument Number 20060406-0039475 and Instrument No. 20071010-0120325, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5894, Page 186, and Book 5388, Page 713, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property commonly known as 883 Daybreak Drive Nashville, TN 37013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 4th **day of November, 2019:**

David Dassau

Elizabeth Dassau

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Dassau and Elizabeth Dassau,** the bargainors, 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 and official seal, this 4 day of November, 2019:

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$291,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 4th DAY OF November, 2019.

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 10/2/23

20191105011418?

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21