Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. G19-7306

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 325821 DEEDWARR
12/06/2019 09:26:12 AM 2 pgs
Fees: $13.00 Taxes: $444.00
20191206-0125967

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany N. Davis, Janet B. Davis and Jeffrey L. Davis (NAME)	Janet and Jeffrey Davis (NAME)	052-16-0A-011.00-C
1301 Neely's Bend, #11 (STREET ADDRESS)	219 Pine Court Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Siler City, NC 27344 (CITY) (STATE) (ZIP)	

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, WE, **Dorothy C. Murphy, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany N. Davis, unmarried and Janet B. Davis and Jeffrey L. Davis, Wife and Husband, as joint tenants with right of survivorship**, 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:

Apartment Unit No. B-11, of Neelys Bend Condominium created under Title 64, Section 2701, et. seq. as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Neelys Bend Condominium of record in Book 5200, Page 200, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dorothy C. Murphy, a married person by Deed dated August 6, 2012, recorded August 17, 2012, in Instrument Number 20120817-0074031, in the Register's Office of Davidson County, Tennessee. Dorothy C. Murphy is now unmarried.
This has not been the principal residence of the grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. 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.
2. Charter for Homeowners Association of record in Book 5476, Page 765, Register's Office for said County.
3. Building Regulations of record in Book 8277, Page 314, Register's Office for said County.
4. Utility Line Easement of record in Instrument 20040624-0075203, Register's Office for said County.
5. Master Deed and ByLaws of record in Book 5483, Page 86; Instrument 20020705-0080848 and 20040527-0062519, Register's

Office for said County.
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 2019 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 Road, #11, Nashville, 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.

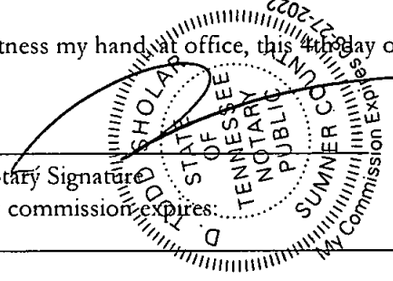
Witness my/our hand(s) this 4th day of December, 2019.

Dorothy C. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2019, before me personally appeared Dorothy C. Murphy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 4th day of December, 2019.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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