Karen Johnson Davidson County
Batch# 331948 DEEDWARR
12/19/2019 08:17:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191219-0130802

Prepared by and Recording Requested by:
GAINES & ASSOCIATES PLLC
1770 Kirby Parkway, Suite 134
Memphis, TN 38138

Tax Parcel # 104-02-0X-226.00-CO

WARRANTY DEED

Owner & Property Address:
JAMES L. MURPHY and JENNIFER M. MURPHY,
Trustees, MURPHY REVOCABLE LIVING TRUST
226 31st Avenue North
Nashville, TN 37203

Mail Tax Statement to:
Dr. and Mrs. James Murphy
123 Preservation Court
Eads, TN 38028

The GRANTOR, **JENNIFER MARTIN MURPHY, a married person**, does hereby bargain, sell, remise, release, quit claim, and convey grantor's right, title, and interest in and to the below-described property to **JAMES L. MURPHY and JENNIFER M. MURPHY, husband and wife**, to create a tenancy by the entirety and together they as GRANTORS do transfer to:

JAMES L. MURPHY and JENNIFER M. MURPHY, Trustees,
MURPHY REVOCABLE LIVING TRUST, dated December 10, 2019.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 226 of The Row 31st Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Row at 31st Condominiums of record in Instrument Number 20030430-0057670, as corrected at Instrument No. 20040203-0014724, and as further set out by an Addendum to Master Deed of record as Instrument No. 20040206-0014724, Instrument No. 20040615-0070764, Instrument No.. 20040915-0111215, Instrument No. 20080425-0042359 and in Instrument No. 20130204-0011323, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Law for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to Master Deed.

Being the same property conveyed to parties of the first part by Warranty Deed of record as Instrument Number 20190627-0062274, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions of record; all easements of record; all visible easements; all matters appearing on the plan of record and all applicable governmental and zoning regulations.

This conveyance is intended to preserve a relationship as tenants by the entireties pursuant to Tennessee Code Annotated Title 35, Chapter 15.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do here covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they will warrant and forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

This is a transfer to a revocable living trust. No actual monetary consideration is given by the Grantee and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409 (a)(3)(F).

IN TESTIMONY WHEREOF, this instrument has been executed this 10th day of December, 2019, by the undersigned.

JAMES L. MURPHY

JENNIFER M. MURPHY

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared JAMES L. MURPHY and JENNIFER M. MURPHY to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 10th day of December, 2019.

MELISSA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

NOTARY PUBLIC

My Commission Expires: My Comm. Exp. 3-16-2021

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(3)(F).