THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200225162**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00 Affiant Subscribed and sworn to before me, this 16th day of March, 2020. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE WITHERFORD COUNTY

Karen Johnson Davidson County
Batch# 373601 **DEEDWARR**
03/17/2020 10:25:15 AM 2 pgs
Fees: $13.00 Taxes: $2,423.50

20200317-0029366

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant Sellers and Ashley Sellers 1718A 6th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-08-4P-001.00-CO

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, **Adam Murphy and Ann Murphy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Sellers and Ashley Sellers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of 1718 6th Avenue North Townhomes, together with the Limited Common Areas/Elements and Private Elements appurtenant to said Unit as established by that certain Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20151103- 0111861, in the Register's Office for Davidson County, Tennessee, with By-Laws of 1718 6th Avenue North Townhomes Owners Association, Inc., appended thereto as Exhibit "C", and being shown on Plat attached thereto as Exhibit "A", to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Murphy by Warranty deed from Delta Four, LLC of record in Instrument No. 20161229-0137032 Register's Office for Davidson County, Tennessee, dated December 16, 2016 and recorded on December 29, 2016. Ann Murphy joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, with By-Laws

appended thereto as Exhibit "C", of record in Instrument No. 20151103-0111861, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for 1718 6th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development, of record in Instrument No. 20151103-0111861, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1718A 6th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of March, 2020.

Adam Murphy

Ann Murphy

Ann Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adam Murphy and Ann Murphy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2020.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON