THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627654

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2020.

Notary Public
My Commission Expires: 10-24-2023

April G. Nichols State of Tennessee Notary Public Williamson County

Karen Johnson Davidson County
Batch# 436066 DEEDWARR
07/13/2020 10:47:13 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200713-0076163

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Myles H. Murphy and Carrie L. Murphy 1078A 2nd Avenue South Nashville TN 37210	New Owner	Tax Parcel ID No. 105 03 0C 001.00

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, **Paige Beahm, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Myles H. Murphy and Carrie L. Murphy, 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 Lot No. 1078-A as shown on the Exhibit attached to the Fourth Amendment to Declaration 1072 Southview on Second and 1074 Southview on Second, A/K/A Southview on Second Townhomes Homeowners of record in Instrument No. 20110405-0026016, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Declaration establishing 1072 Southview on Second of record in Instrument No. 20100210-0010392, amended in Instrument No. 20110113-0003548, Instrument No. 20110215-0012678, Instrument No. 20110401-0025137, Instrument No. 20110405-0026016, Instrument No. 20110523-0039435, as re-recorded in Instrument No. 20110829-0066724, and further amended in Instrument No. 20110524-0039750, Instrument No. 20110801-0058964, Instrument No. 201201004- 0090926, Instrument No. 20121009-0092440, Instrument No. 20121026-0098610, Instrument No. 20130207-0012750 and Bylaws amendment Instrument No. 20141209-0112549 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 Paige Beahm, unmarried, by Warranty Deed from Shree Walker Suddeth, married, of record in Instrument No. 20170928-0099451, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on September 28, 2017.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100210-0010392, First Amendment recorded in Instrument No. 20110113-0003548; Second Amendment recorded in 20110215-0012678; Third Amendment in Instrument No. 20110401- 0025137; Fourth Amendment in Instrument No. 20110405-0026016; Fifth Amendment in Instrument No. 20110523-0039435, Re-Recorded in Instrument No. 20110829-0066724; Sixth Amendment in Instrument No. 20110524-0039750; Seventh Amendment in Instrument No. 20110801-0058964; Eight Amendment in Instrument No. 20121004-0090926; Ninth Amendment in Instrument No. 20121009-0092440; Tenth Amendment in Instrument No. 20121026-0098610 and Eleventh Amendment in Instrument No. 20130207-0012750.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20110802-0059114.

This is improved property located at 1078A 2nd Avenue South Nashville, TN 37210.

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 19th day of June, 2020.

Paige Beahm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paige Beahm, 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 19th day of June, 2020.

Notary Public

My Commission Expires: