Karen Johnson Davidson County
Batch# 498378 DEEDWARR
10/19/2020 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $27,010.00
20201019-0121388

35785

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 35785-09-2020	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $7,300,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Firefly, LLC 1212 Laurel Street Unit 2301 Nashville, TN 37203	Firefly, LLC 1212 Laurel Street Unit 2301 Nashville, TN 37203	Map and Parcel No.: 14601003300

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, BettyAnn Murphy, Co-Trustee of the Rex Warren Living Trust under agreement dated October 20, 2009, as amended on November 13, 2009, December 30, 2009 and May 19, 2014 ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Firefly, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 960 Overton Lea Road, Nashville, Davidson County, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of October, 2020.

GRANTOR:

BettyAnn Murphy, Co-Trustee of the
Rex Warren Living Trust
under agreement dated October 20, 2009,
as Amended on November 13, 2009,
December 30, 2009 and May 19, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, BettyAnn Murphy, Co-Trustee of the Rex Warren Living Trust under agreement dated October 20, 2009, as amended on November 13, 2009, December 30, 2009 and May 19, 2014, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 8, Bridle Path Estates, as shown on Plan of record in Instrument No. 20090305-0019642, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Ann Murphy and James M. Murphy as Co-Trustees of the Rex Warren Living Trust u/a/d October 20, 2009, as Amended on November 13, 2009, December 30, 2009 and May 19, 2014 by deed dated June 10, 2014 from Christine Tyler and Victor S. Johnson III, as tenants in common, of record in Instrument No. 20140611-0050897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable, which have been assumed by Grantee. Map and Parcel No. 14601003300.
2. All matters appearing on the Plan of record as Instrument No. 20090305--0019642, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 1878, page 638, Register's Office for Davidson County, Tennessee.
4. Easement Agreement pertaining to Tennis Court of record in Instrument No. 20090323-0025995, Register's Office for Davidson County, Tennessee.
5. Long-Term Operation & Maintenance Plan for Stormwater Management Facilities of record in Instrument No. 20180223-0017367, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

