THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $212,000.00 Affiant Subscribed and sworn to before me, this 22 day of October, 2020. Notary Public My Commission Expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 500614 DEEDWARR
10/23/2020 10:00:24 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20201023-0123294

WARRANTY DEED

Address New Owner: Jerret Towns 1945 Shaylin Loop Antioch, TN 37013	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 173-05-0A-258.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARINA MURPHY, A MARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JERRET TOWNS, AN UNMARRIED MAN** ("Grantee"), his 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 No. 258, on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MARINA CONLEY, by deed from CHRISTOPHER MOORE AND LESLIE MOORE, of record in Instrument No. 20160607-0057241, dated May 31, 2016, said Register's Office.

MARINA MURPHY is one in the same with MARINA CONLEY.

TYLER MURPHY, spouse of MARINA MURPHY, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This is improved property commonly known as: **1945 Shaylin Loop, Antioch, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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 22nd day of October, 2020.

Marina Murphy fka Marina Conley
MARINA MURPHY FKA MARINA CONLEY

Tyler Murphy
TYLER MURPHY

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARINA MURPHY FKA MARINA CONLEY and TYLER MURPHY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of Oct, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____