THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29477

Karen Johnson Davidson County
Batch# 524610 **DEEDWARR**
12/04/2020 09:36:01 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20201204-0141003

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00.

Sandra W. Elder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY Dec ,2020.

Notary Public

MY COMMISSION EXPIRES: 1-8-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abigale Nicole Murphy and Patrick Murphy	NEW OWNER	
5302A Pennsylvania Avenue		142150A02800CO
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Sandra W. Elder, Wendy W. Turner, J. Kenneth Wood, III, Brian D. Wood, William J. Wood, Charles M. Wood and Albert L. Wood, Devisees pursuant to the Last Will and Testament of Mabel D. Wood, deceased,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abigale Nicole Murphy and husband, Patrick Murphy,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 28 on the Plan of First Revision, Bellevue Manor Condominiums, of record in Book 5200, Page 231, Register' s office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to J. Kenneth Wood, Jr. and wife, Mabel D. Wood by Warranty Deed from Robert Allen Hendricks and wife, Beverly J. Hendricks of record in Book 9646, Page 819, Register's Office for Davidson County, Tennessee, dated April 13, 1995 and recorded on April 17, 1995. J. Kenneth Wood having predeceased Mabel D. Wood leaving her as surviving tenant. Mabel D. Wood died on May 23, 2020. Pursuant to the Last Will and Testament of Mabel D. Wood, filed of record in the Probate of Estate of Mabel D. Wood, in Docket No. 20P896, Sandra W. Elder and Charles M. Wood, were named as co-personal representatives of the Estate of Mabel D. Wood. At the time of signing she had seven children living, her residuary estate, whether real or personal, excluding any property over which she gave power of appointment, was devised to those decedents who survived her, Sandra W. Elder, Wendy W. Turner, J. Kenneth Wood, III, Brian D. Wood, William J. Wood, Charles M. Wood and Albert L. Wood, the above named Grantors.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **110 Bellevue Road #28, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of December, 2020.

Sandra W. Elder

Sandra W. Elder

Wendy W Turner by

Wendy W. Turner by Charles M. Wood, attorney-in-fact

J Kenneth Wood III by

J. Kenneth Wood, III by Charles M. Wood, attorney-in-fact

Brian D Wood by

Brian D. Wood by Charles M. Wood, attorney-in-fact

William J. Wood

William J. Wood

Charles M. Wood

Albert L Wood by

Albert L. Wood by Charles M. Wood, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra W. Elder, William J. Wood and Charles Wood,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this the 3rd day of December, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and in the State and County aforesaid, **Charles M. Wood,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Wendy W. Turner, J. Kenneth Wood, III, Brian D. Wood and Albert L. Wood,** and who acknowledged that he executed the same as the free act and deed of **Wendy W. Turner, J. Kenneth Wood, III, Brian D. Wood and Albert L. Wood.** Witness my hand and official seal this the 3rd day of December, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Notary Public