

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $574,900.00.

Affiant

Sworn to and subscribed before me this 12th day of March, 2021.

Notary Public
My Commission Expires: 10/21/23

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

Karen Johnson Davidson County
Batch# 594367 DEEDWARR
03/18/2021 08:05:28 AM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20210318-0035702

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jason Murphy	411 Merritt Avenue #202	Owner	
411 Merritt Avenue #202			105-07-4O-210.00-CO
Nashville, TN 37203	Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Creighton Titus, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Jason Murphy,** (Grantee), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 210 of Segment Condominium, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Segment LLC, a Tennessee limited liability company by Warranty deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20171113-0116251 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

Being a portion of the same property conveyed to Segment LLC, a Tennessee limited liability company by Quitclaim deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20171113-0116252 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 2017.

Being the same property conveyed to Justin Titus and Laura Titus, husband and wife by Warranty deed from Segment LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190930-0099381 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019.

Being the same property conveyed to Creighton Titus, unmarried by Quitclaim deed from Justin Titus and Laura Titus, husband and wife of record in Instrument No. 20200810-0088898 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 10, 2020.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-TMO 21-411-202

interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171113-0116253, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Charter of record in Instrument Number 20171113-0116254, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Right of Way of record in Instrument Number 20171114-0116965, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of record in Instrument Number 20190118-0005340, 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.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12th day of March, 2021.

Creighton Titus

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Creighton Titus, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of March, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires