BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 637079 DEEDWARR
05/17/2021 09:51:42 AM 2 pgs
Fees: $13.00 Taxes: $2,711.69

20210517-0065842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,888.00

Katherine Lee Akers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Lee Akers	**SAME**	
(NAME) 4104 Legend Hall	(NAME)	131-01-0A-161.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, I, **MARY JO MURPHY, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHERINE LEE AKERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 4104 on the Plan of A Resubdivision of Legend Hall of record in Plat Book 5200, page 275, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Legend Hall, a horizontal property regime established by Master Deed of record in Book 4934, page 15, amended in Book 7850, page 126, said Register's Office.

Being the same property conveyed to Richard A. Murphy and spouse, Mary Jo Murphy by Warranty Deed from Francis J. McGrath and spouse, Ann M. McGrath, of record in Book 8370, page 867, Register's Office for Davidson County, Tennessee, dated June 07, 1991. Richard A. Murphy and his spouse, Mary Jo Murphy conveyed their interests to Mary Jo Murphy by Quitclaim Deed of record in Book 10119, page 869, Register's Office for Davidson County, Tennessee, dated July 10, 1996.

Richard A. Murphy joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4104 Legend Hall, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14 day of May, 2021

MARY JO MURPHY

RICHARD A. MURPHY

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 Mary Jo Murphy and Richard A. Murphy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public