This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13637-DJ

Karen Johnson Davidson County
Batch# 734143 DEEDWARR
10/12/2021 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20211012-0137051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2021.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Top R and A Development LLC 1621 Lethia Drive Nashville, TN 37206	New Owner	071-07-0-193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Richard Murphy, III, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Top R and A Development LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE. AS FOLLOWS:

BEING THE WEST FIFTY (50) FEET OF LOT NO. 3 ON THE MAP OF T.W. CRUTCHER'S SUBDIVISION OF TRINITY HEIGHTS, OF RECORD IN BOOK 332. PAGE 4, REGISTERS' OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 3 FRONTS FIFTY (50) FEET ON THE SOUTHERLY SIDE OF TRINITY LANE OR AVENUE AND RUNS BACK 164 FEET. MORE OR LESS, TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES FIFTY (50) FEET.

Less and Except:

PERMANENT RIGHT-OF-WAY: Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the existing northeasterly corner of the E.L. Lamb. et ux property and being held in common with J.T. Satterfield, et ux property, proceed along the easterly E.L. Lamb, et ux property boundary held in common with J.T. Satterfield, et ux property S2°49'29"W, 5 feet, to a point; Thence, with a curve to the right having a radius of 5759.58 feet, a back tangent bearing of N85°27'42.9"W, and a length of 50.03 feet, to a point on the westerly E.L. Lamb et ux property boundary held in common with John C. Gardner, Jr. and Helen D. Gardner property; Thence, along the westerly E.L. Lamb, et ux property boundary held in common with John G. Gardner. Jr. and Helen D. Gardner property N2°49'29"E., 5 feet, to a point. said point being the existing northwesterly corner of the E.L. Lamb, et ux property and being held in common with John G. Gardner, Jr. and Helen D. Gardner property: Thence. along the existing southerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 5754.58 feet. a back tangent bearing of S84°57'44"E, and a length of 50.05 feet, to the point of beginning. Total permanent right-of-way containing 250 square feet.

Being the same property conveyed to Richard Murphy, III, unmarried, by deed from Cordia Lamb, a widow, of record in Instrument No. 20006280064223, Register's Office for Davidson County, Tennessee, dated June 15, 2000 and recorded on June 28, 2000.

This is improved property located at: **300 East Trinity Lane, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 8th day of October, 2021.

GRANTOR:

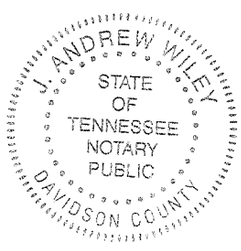
Richard Murphy III

Richard Murphy, III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard Murphy, III, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of October, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, Kirsten Virden, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/8/2021.

Kirsten Virden
Affiant Signature

10/8/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021..

Bria Sawyers
Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024