Karen Johnson Davidson County
Batch# 757350 DEEDWARR
11/18/2021 08:35:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20211118-0153446

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/03/2023

Subscribed and sworn to before me this 5th day of November, 2021.

Notary Public
My Commission Expires: 07/03/2023

2021-565

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Emily Murphy | new owner | |
| 404 Leisure Lane | | 162-16-0C-013.00-CO |
| Nashville, TN, 37013 | | |

## WARRANTY DEED

For and in 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

**Kelly L. Murphy, an unmarried woman,**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Emily Murphy, an unmarried woman**

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

**A certain Unit located in Davidson County, Tennessee, being Unit No. 13 of Second Revision of Section 2, Phase I, Leisure Heights, as shown on Plat of record in Book 6900, Page 440 and established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Leisure Heights of record in Book 6146, Page 241, as amended in Book 6150, Page 585, Book 6259, Page 862, Book 6396, page 504, Book 6150, page 685 and Book 7303, page 232, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration.**

**Being the same property conveyed to Kelly L. Murphy by Warranty Deed from Edit Thompson, unmarried of record in Instrument No. 20171017-0106454 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on October 17, 2017.**

**This conveyance is subject to any and all restrictions and easements of record.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-21404

This is improved property located at **404 Leisure Lane, Nashville, TN 37013.**

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 15th day of November, 2021.

Kelly L. Murphy

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly L. Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of November, 2021.




Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022