BILL GARRETT, Davidson County
Trans:T20110003530 DEEDWARR
Recvd: 01/18/11 15:58 2 pgs
Fees:13.00 Taxes:3293.00
20110118-0004932

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

File No.: ALW-10-1109

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank W. Murphy, Jr.	Avenue Bank	104-04-0-153.00
(NAME)	(NAME)	
6132 S. Gary Ave.	209 Tenth Avenue South, Suite 250	
(ADDRESS)	(ADDRESS)	
Tulsa, OK 74136	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ROGER A. MURRAH**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **FRANK W. MURPHY, JR.**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Shield's Subdivision of Lot No. 16 in O. H. Hayes Rokeby Addition, of record in Plat Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the westerly margin of Belmont Avenue, now known as 16th Avenue South and extends back between parallel lines 151.4 feet to an alley.

Being the same property conveyed to Roger A. Murrah by General Warranty Deed dated November 21, 1994 from Dorchie F. Creasy, Jr. and wife, Holly Creasy of record in Book 9526, Page 715, Register's Office for Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1109 16th Ave. So., Nashville, TN 37212
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 18th day of January, 2011.

Roger A. Murrah

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 18th day of January, 2011.

Notary Public
My Commission Expires: August 23, 2011

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2011

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171