Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110081766 DEEDWARR
Recvd: 12/27/11 14:13 2 pgs
Fees:13.00 Taxes:806.60
20111227-0100983

39-B
File #11-1344

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James David Wolfe and wife, Donna Wolfe** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan R. Murphy and Sandy M. Murphy, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the westerly 127 feet of Lot No. 295 on the Map of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, according to a survey made by W.B. Southgate, Surveyor, particularly described as follows:

Beginning on the northerly margin of Stratford Avenue at a point 214.5 feet east of the easterly margin of Gallatin Pike or the right of way of the Nashville and Gallatin Interurban Railway; thence with the northerly margin of said avenue eastwardly 127 feet to a point 100 feet west of the corner of Lots 295 and 294; thence northwardly and parallel with the line between said two lots 205 feet to the southerly line of Lot 289, thence with the line between said lots 289 and 295, westwardly 46.8 feet to the common corner of Lots 289, 295, 297, and 289; thence with the line between said Lots 295 and 297, southwestwardly 220 feet to the point of beginning.

Being the same property conveyed to Lawrence E. Wolfe and June P. Wolfe by deed of record in Deed Book 5043, page 201 of the Register's Office of Davidson County, Tennessee. Lawrence E. Wolfe is deceased.

Furthermore being the same property conveyed to James David Wolfe by Quitclaim Deed from June P. Wolfe dated December 8, 2006, of record as Instrument No. 20061214-0154290, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1111 Stratford Avenue, Nashville TN, 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of December, 2011.

James David Wolfe

Donna Wolfe

State of Tennessee)
County of Davidson)

On this 20th day of December, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James David Wolfe and Donna Wolfe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00.

Affiant

Sworn and subscribed before me on this the 20th day of December, 2011.

Notary Public

My Commission Expires: 5/20/14

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan R. Murphy	Acopia, LLC	61-15-356
1111 Stratford Avenue	306 Northcreek Blvd, Ste 100	
Nashville, TN 37216	Goodlettsville, TN 37072	