BILL GARRETT, Davidson County
Trans:T20120029694 DEEDWARR
Recvd: 04/24/12 08:20 2 pgs
Fees:13.00 Taxes:138.75
20120424-0034767

WARRANTY DEED

R-JTG-12-211

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 02-15-2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Real Estate Inv.	Nashville Real Estate Inv.	
211 Cleveland Street	(NAME) 211 Cleveland Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	82-3-157.00
(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, we WINIFRED MURPHREE WIDOWED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NASHVILLE REAL ESTATE INVESTMENTS, LLC, 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 PARTS OF LOTS NOS. 1 AND 2 ON THE PLAN OF THE BENNEDICT LAND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 40 OF THE REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 2 ON A. C. WEBB'S UNREGISTERED PLAN DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTHERLY MARGIN OF CLEVELAND STREET, FORMERLY CALLED JOY AVENUE, 260 FEET EASTERLY FROM THE EASTERLY MARGIN OF NORTH SECOND STREET; THENCE, WITH THE NORTHERLY MARGIN OF CLEVELAND STREET EASTERLY 60 FEET; THENCE AT RIGHT ANGLES NORTH 150 FEET TO AN ALLEY; THENCE WITH SAID ALLEY WESTERLY 60 FEET; THENCE SOUTHERLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY DECREE AS RECORDED ON THE 4TH DAY OF SEPTEMBER, 1980 IN DEED BOOK 5646, PAGE 732; FINAL DECREE CONFIRMING SALE AS RECORDED ON THE 17TH DAY OF NOVEMBER, 1978 IN DEED BOOK 5365, PAGE 212 AND WARRANTY DEED FROM JAMES A. CARNEY AND WIFE, EDITH CARNEY, AND J. T. MURPHREE AND WIFE, WINIFRED MURPHREE TO J. T. MURPHREE AND WIFE, WINIFRED MURPHREE AS RECORDED ON THE 2ND DAY OF DECEMBER, 1962 IN DEED BOOK 3464, PAGE 519, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

**THE SAID J.T. MURPHREE IS NOW DECEASED HAVING DIED ON AUGUST 18, 2011.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 211 Cleveland Street, Nashville, Tennessee 37206
(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 GRANTEE(S), 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/our hand(s) this 20th day of April, 2012.

Winifred Murphree by James Terry Murphree, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of April, 2012, before me personally appeared James Terry Murphree to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Winifred Murphree and who acknowledged he executed the same as the free act and deed of the said Winifred Murphree.

Witness my hand and official seal, this the 20th day of April, 2012.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903