THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30918-11-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me this 20th day of December, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Whitney Lee Browning 2012 19th Avenue South Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 120 20100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert P. Murphy and wife, Kelly D. Murphy**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Lee Browning, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2012 19th Avenue South, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 20th day of December, 2012.

Robert P. Murphy

Kelly D. Murphy

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 20th day of December, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120098437 DEEDWARR
Recvd: 12/26/12 12:34 2 pgs
Fees:13.00 Taxes:1517.00

20121226-0118677

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 37 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 56 (erroneously referred to as page 117 in the previous deed of record), Register's Office for Davidson County, Tennessee.

Said part of Lot No. 37 fronts 50 feet on the easterly side of 19th Avenue South (formerly Alpine Avenue) and runs back 158.9 feet on the northerly line and 159.9 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Robert P. Murphy and wife, Kelly D. Murphy, by deed dated March 19, 2008, from Mary Claire Bradshaw, an unmarried person, of record in Instrument No. 20080325-0029527, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 332, page 56, Register's Office for Davidson County, Tennessee.
2. Joint Driveway Agreement of record in Book 6185, page 391, Register's Office for Davidson County, Tennessee.

