THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122761**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $369,000.00. Affiant Subscribed and sworn to before me, this28th day of December, 2012. Notary Public My Commission Expires: 1-4-16

JAMES A. WAECHER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 50-B RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE TN 37203

BILL GARRETT, Davidson County
Trans:T20130002229 DEEDWARR
Recvd: 01/09/13 09:01 2 pgs
Fees:13.00 Taxes:1365.30
20130109-0002656

WARRANTY DEED

Address New Owner: Emily Herrick Murphy and James F. Murphy 805 Bircham Ct Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ USAA 10750 McDermott Fwy San Antonio, TX 78288	Tax Information: Tax Parcel ID No. 142160A2900CO

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, **William D. Schweinhart and spouse, Sharon K. Schweinhart** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Herrick Murphy and James F. Murphy, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 29, DEVON PARK, PHASE ONE, as shown on plat of record in Plat Book 5200, Pages 670-672, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William D. Schweinhart and spouse, Sharon K. Schweinhart by Warranty Deed from Steven T. Anderson and spouse, Janis T. Anderson, recorded on the 5th day of August, 1996 in Deed Book 10146, Page 629, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON PARK, PHASE ONE, as recorded in Plat Book 5200, Page(s) 670, 671 and 672.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6176, Page 7, Book 6541, Page 542 and Book 6967, Page 156.

Terms and provisions of by-Laws recorded in Book 8276, Page 53.

Charter of Devon Park Homeowners Association recorded in Book 7372, Page 862.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6145, Page 252.

Memorandum of Agreement and Encroachment License recorded in Book 11022, Page 869.

This is improved property located at 805 Bircham Ct Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 28th day of December, 2012.

William D. Schweinhart

Sharon K. Schweinhart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Schweinhart and Sharon K. Schweinhart, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014