WARRANTY DEED

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $989,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JANUARY, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-22-2015

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04956 MURPHY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mary Murphy and Doug Murphy	same	11704016600
2701 Oakland Avenue		
Nashville, TN 37212		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL L. THOMAS AND JULIE B. THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DOUG G. MURPHY AND WIFE, MARY P. MURPHY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2701 Oakland Avenue, Nashville, TN 37212

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/or 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/or 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 Our hand on the 18th day of January, 2013.

Michael L. Thomas

Julie B. Thomas

BILL GARRETT, Davidson County
Trans:T20130005560 DEEDWARR
Recvd: 01/22/13 08:33 2 pgs
Fees:13.00 Taxes:3659.30
20130122-0006575

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MICHAEL L. THOMAS AND JULIE B. THOMAS, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 18th day of January, 2013.

Notary Public

My Commission Expires:

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

12-04956 MURPHY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 139 and the Northerly one-half of Lot No. 138 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County.

Said Lot No. 139, which is a corner lot, and said portion of Lot No. 138 front together 64.7 feet on the Westerly margin of Oakland Avenue and front 151.3 feet on the Southerly margin of Rosewood Avenue, said frontage being joined by a curve having a length of 15.9 feet, and extend back 75 feet on the Westerly line and 161.5 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Michael L. Thomas and wife, Julie B. Thomas by Warranty Deed from Alice Winrow Brown, Debora Bridgeforth, John Bridgeforth, Patricia Carol Winrow Weaver, Anna Oneida Winrow Hilliard, William Thomas Winrow, Jr., James Ephraim Winrow, Sr., Kelvin Lamar Winrow, Sr., Michael Adrian Winrow, Michelle Denise Winrow Willis, Gregory Eugene Winrow, Dorothy Lee Overton Beasley, William Allen Overton, Sr., Walter James Overton, Thomas Lee Woodard, Jr., Emma Woodard Taylor, Grant Lamont Winrow and Peyton Warren Neugent, heirs at law of Ephraim Winrow, Jr., deceased, recorded on the 8th day of May, 2012 in Instrument No. 20120508-0039702, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Restrictive Covenants for Detached Structure recorded in Instrument No. 20121109-0103828 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).