BILL GARRETT, Davidson County
Trans:T20130006304 DEEDWARR
Recvd: 01/23/13 12:46 2 pgs
Fees:13.00 Taxes:558.70
20130123-0007432

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122605

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of January, 2012.

NOTARY PUBLIC

My commission expires: 07/08/13

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Albert Murphy Jr. ~~924 Wedgewood Ave~~ PO Box 160267 Nashville, TN ~~37203~~ 37216	New Owner	10509034200

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty One Thousand and 00/100 Dollars ($151,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL LINDAMOOD, a married man,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES A. MURPHY JR.**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being the West 50 feet of the South 120 feet of Lot No. 27 on the Plan of Waverly Place of record in Book 57 pages 94 and 95 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 50 feet on the North side of Grove Avenue (now Wedgewood Avenue) and runs back parallel lines along the east margin of 10th Avenue South, 120 feet to a dead line.

Being the same property conveyed to Paul Lindamood, by Warranty Deed from Ernestine Williams, dated 8/31/2007, recorded 9/25/2007, of record in Instrument 20070925-0114354, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 924 Wedgewood Avenue, Nashville, TN 37203.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

WITNESS MY/OUR HANDS, this the 18 day of January, 2012.

PAUL LINDAMOOD

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF Wythe

Personally appeared before me, a Notary Public, Paul Lindamood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18 day of January, 2012.

BRIAN R. CALHOUN
Notary Public
Commonwealth of Virginia
Reg. No. 7160631
My Commission Expires 1/31/16

Notary Public

Brian R Calhoun
Printed Notary Name

My commission expires: 1/31/16