WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Catharine A Murphy
Affiant

Subscribed and sworn to before me, this 8th day of February, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick H. Murphy		145-05-0
(NAME)	(NAME)	(MAP)
1241 Vintage Place	NEW OWNER	029.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees, of the Family Trust Under Will of June Kirk Geddie as to a ninety-five percent (95%) undivided interest therein as tenant in common and Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust Under Will of June Kirk Geddie as to the remaining five percent (5%) undivided interest therein as tenant in common, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Patrick H. Murphy and spouse, Catharine A. Murphy, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 13, on the Plan of Vintage Place, of record in Book 4460, page 148, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Daniel C. Geddie and wife, June Ann Kirk Geddie, by deed from James E. Patterson d/b/a Patterson Construction & Realty Co., of record in Book 5109, page 320, and further conveyed to June Ann Kirk Geddie by Quitclaim Deed from Daniel C. Geddie of record in Instrument No. 20020129-0011968, and further conveyed to Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees, of the Family Trust Under Will of June Kirk Geddie as to a ninety-five percent (95%) undivided interest therein as tenant in common and Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust Under Will of June Kirk Geddie as to the remaining five percent (5%) undivided interest therein as tenant in common by Deed from Daniel C. Geddie, Executor of the Estate of June Kirk Geddie, Deceased of record at Instrument No. 20110427-0032253, all in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1241 Vintage Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20130011310 DEEDWARR
Recvd: 02/11/13 09:06 3 pgs
Fees:18.00 Taxes:2608.50
20130211-0013672

Witness my/our hand(s) this 8th day of February, 2013.

Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees, of the Family Trust Under Will of June Kirk Geddie as to a ninety-five percent (95%) undivided interest therein as tenant in common and Daniel C. Geddie, Daniel Clark Geddie, Jr. and Elizabeth G. Ball, Trustees of the Marital Trust Under Will of June Kirk Geddie as to the remaining five percent (5%) undivided interest therein as tenant in common

Daniel C. Geddie, Trustee
Daniel C. Geddie, Trustee

Daniel Clark Geddie, Jr., Trustee
Daniel Clark Geddie, Jr., Trustee

Elizabeth G. Ball, trustee
Elizabeth G. Ball, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel C. ~~Clark~~ Geddie, Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust Under Will of June Kirk Geddie, with whom I am personally acquainted and who upon his/her oaths acknowledged themselves to be the Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust, Under Will of June Kirk Geddie, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Daniel C. ~~Clark~~ Geddie, Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of February, 2013.

Notary Public

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 6/21/16

STATE OF NORTH CAROLINA
COUNTY OF Guilford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Daniel Clark Geddie, Jr. Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust Under Will of June Kirk Geddie, with whom I am personally acquainted and who upon his/her oaths acknowledged themselves to be the Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust, Under Will of June Kirk Geddie, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Daniel Clark Geddie, Jr. Trustee.

Witness my hand and official seal at office at Greensboro, NC on this the 1 day of Feb, 2013.

Ruth A Kormendy
Notary Public

My commission expires 08-20-2016

Ruth A. Kormendy
NOTARY PUBLIC
Guilford County, NC
My Commission Expires 08/20/2016

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth G. Ball. Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust Under Will of June Kirk Geddie, with whom I am personally acquainted and who upon his/her oaths acknowledged themselves to be the Trustee of The Family Trust Under Will of June Kirk Geddie and Trustee of the Marital Trust, Under Will of June Kirk Geddie, and being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing for the Trust, as Elizabeth G. Ball, Trustee.

Witness my hand and official seal at office at Charleston, SC on this the 6 day of Feb., 2013.

Terry Wilson
Notary Public

My commission expires MAY 4 2016

