This Instrument prepared by ~~and return to:~~ **Sharon K. Anderson, Attorney**
46 Timber Creek Drive
Memphis, TN 38018

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **15th** day of **February, 2013**, by and between **Southwest Property Partners, LLC**, party of the first part, and **Erin Murray and David Murray, wife and husband**, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson**, State of **Tennessee**:

Land in Davidson County, Tennessee, being Lot number 42 on the Map of Subdivision of the lands of P.S. Stump, deceased of record in Chancery Court Plan Book 2, Page 74 and 78 Register's Office for said County. Said Lot Number 42 fronts 60 feet on the Northerly margin of Dakota Avenue (formerly c Street or Stump Avenue), 150 feet to an alley.

Being the same property conveyed to Southwest Property Partners, LLC by deed from Secretary of Housing and Urban Development dated August 7, 2012 of record in Instrument No. 2012012-0082863, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to matters appearing on the plat recorded in Chancery Court Plan Book 2, Pages 74 and 78, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that it is/are lawfully seized in fee of the aforedescribed real estate; that it has/have a good right to sell and convey the same; that the same is unencumbered, except for:

2013 Davidson County Taxes which are not yet due and payable

Seller makes no representation or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

And that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BILL GARRETT, Davidson County
Trans:T20130017059 DEEDWARRSP
Recvd: 03/01/13 09:59 2 pgs
Fees:13.00 Taxes:832.50
20130301-0020586

Southwest Property Partners, LLC
By: Charles Alexander, Member

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared **Charles Alexander**, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the **Member** of **Southwest Property Partners, LLC** the within named bargainor, and that they as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such **Member**.

WITNESS my hand and seal, this 15 day of February ,2013.

Notary Public

CHRISTINA PICKELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. AUG. 24, 2013

My commission expires: 8-24-13

STATE OF TN
COUNTY OF Wilson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$225,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Salisbury
Affiant

Subscribed and sworn to before me this the 15 day of Feb , 2013

Notary Public

My commission expires: 6/15/14

TAI

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS: **4000 Dakota Avenue**
Nashville, TN 37209

MAIL TAX NOTICES TO:
(Name/Address) New Owner

NAME AND ADDRESS OF PROPERTY OWNERS: **Erin Murray and David Murray**
4000 Dakota Avenue
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY: **Sharon K. Anderson, Attorney**
46 Timber Creek Drive
Cordova, TN 38018

RETURN TO:

TAX PARCEL NO.: **09116035500**

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1723~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet TN 37122