Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File 24911-8

Box 14

THIS DOCUMENT PREPARED :

Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-1919

BILL GARRETT, Davidson County
Trans:T20130044423 DEEDWARR
Recvd: 05/29/13 08:34 2 pgs
Fees:13.00 Taxes:962.00
20130529-0053750

Property Address:
1035 Morton Mill Road, Nashville, TN 37221
Tax ID No: 141120E03100CO

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Edward C. Boeh**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Raymond R. Murphy, IV and wife Stefanie Murphy**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Harpeth Crest Subdivision, Phase II, of record in Instrument No. 200204030040556, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Drees Premier Homes, Inc., dated December 20, 2002, and recorded December 26, 2002, in the Register of Deeds for the County of Davidson, as Document No. 200212260158858.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $260,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Davidson

The actual consideration or value for this conveyance, whichever is greater, is $260,000.00

Subscribed and sworn before me this the 24th day of May, 2012.

Affiant

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

1/6/14

WITNESS Grantor's hand this 16th day of May, 2013.

Edward C. Boeh {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of May, 2013, before me the undersigned officer, personally appeared Edward C. Boeh, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission expires: 9/8/13

Grantor's Name, Address, Phone:
Edward C. Boeh
1035 Morton Mill Road
Nashville, TN 37221

Grantee's Name, Address, Phone:
~~XXXXXXXXXXX~~ Raymond R. Murphy, IV
~~Ryan Murphy~~
1035 Morton Mill Road
Nashville, TN 37221

SEND TAX STATEMENTS TO ~~THE GRANTEE~~

Gardner Financial Services, LTD
1635 NE Loop 410, Suite 700
San Antonio, TX 78209