BILL GARRETT, Davidson County
Trans:T20130093480 DEEDWARR
Recvd: 11/01/13 08:12 4 pgs
Fees:23.00 Taxes:2127.50
20131101-0113316

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
LVH, LLC 2206 21st Avenue S, Ste. 200 Nashville, TN 37212	Same as New Owner	Map: 104-15 Parcel: 46.00
This instrument prepared by: David B. Gray, Hix & Gray, PLC 315 Deaderick Street, Suite 1230, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **James Terry Murphree and Mark Fly, Co-Executors of the Estate of Winifred Fly Murphree** ("Grantor") has bargained and sold, and hereby transfers and conveys to **LVH, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Sunset Park Subdivision, as shown of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mattie Rains Murphree by deed from Owen E. White and wife, Edna Mae White of record in Book 1285, page 573, Register's Office for Davidson County, Tennessee. Mattie Rains Murphree quitclaimed her interest, reserving a life estate, to Mary Elizabeth Murphree, of record in Book 5424, page 259, said Register's Office. Mattie Rains Murphree died in 1986. Mary Elizabeth Murphree died 2/22/03 and heirs were established in Affidavit of Heirship of record in Instrument No. 20060419-0045003, said Register's Office. Heir Margaret Ann Murphree Hoffman quitclaimed her 20% interest to John Thomas Murphree by deed of record in Instrument No. 20060419-0045004, said Register's Office. Heirs Emmye Murphree, Terry Murphree and Patti R. Hatman quitclaimed the 20% interest to John Thomas Murphree by deed of record in Instrument No. 20060419-0045005, said Register's Office. Heir Bea Keyes conveyed her 20% interest to John Thomas Murphree by deed of record in Instrument No. 20060419-004506, said Register's Office. Heir O'Lee Trust, Sylvia Lane, Trustee, conveyed its 20% interest to John Thomas Murphree by deed of record in Instrument No. 20070501-0051488, said Register's Office. John Thomas Murphree, also known as John Thomas Murphree, Jr. and John T. Murphree and J. T. Murphree, died testate on 08/18/11, and by Last Will and Testament admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 12P18, property was admitted to Probate. Winifred Fly Murphree, spouse of John Thomas Murphree, having died testate on 05/28/13, her Last Will and Testament being admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 13P1239 and devised to said John T. Murphree's surviving spouse, Winifred Fly Murphree. Winifred Fly Murphree, spouse of John Thomas Murphree, having died testate on 05/28/13, her Last Will and Testament being admitted to Probate in the Seventh Circuit Court of Davidson County, Tennessee, No. 13P1239.

James Terry Murphree, Executor of the Estate of John Thomas Murphree, Jr. joins in this conveyance and hereby quitclaims all of the right, title and interest of said Estate in the property described above to Grantee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, Taxes for the year 2013 have been prorated as of the date of this conveyance.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 2530 Ashwood Avenue, Nashville, TN 37212.

EFFECTIVE as of the 31st day of October, 2013.

James Terry Murphree, Co-Executor of the Estate of Winifred Fly Murphree

James Terry Murphree, Executor of the Estate of John Thomas Murphree, Jr.

Mark Fly, Co-Executor of the Estate of Winifred Fly Murphree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James Terry Murphree, Co-Executor of the Estate of Winifred Fly Murphree, and Executor of the Estate of John Thomas Murphree, Jr., to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be his free act and deed.

PHILLIP T. VANOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires OCT. 18, 2016

Witness my hand and official seal, this the 28th day of October, 2013.

Notary Public
My Commission Expires: October 18, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Mark Fly, Co-Executor of the Estate of Winifred Fly Murphree, deceased, to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the _____ day of October, 2013.

Notary Public
My Commission Expires:

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities, all matters as shown on subdivision plan of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, Taxes for the year 2013 have been prorated as of the date of this conveyance.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 2530 Ashwood Avenue, Nashville, TN 37212.

EFFECTIVE as of the 31st day of October, 2013.

James Terry Murphree, Co-Executor of the Estate of Winifred Fly Murphree

James Terry Murphree, Executor of the Estate of John Thomas Murphree, Jr.

Mark Fly, Co-Executor

Mark Fly, Co-Executor of the Estate of Winifred Fly Murphree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared James Terry Murphree, Co-Executor of the Estate of Winifred Fly Murphree, and Executor of the Estate of John Thomas Murphree, Jr., to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the _____ day of October, 2013.

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Mark Fly, Co-Executor of the Estate of Winifred Fly Murphree, deceased, to me known to be the person described in and who executed the foregoing instrument, being authorized so to do and who upon oath, acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 29th day of October, 2013.

ELIZABETH C. GILES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Elizabeth C. Giles

Notary Public
My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2013.

NOTARY PUBLIC

My Commission Expires:

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2015