THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20130104005 DEEDWARR
Recvd: 12/12/13 14:31 3 pgs
Fees:18.00 Taxes:96.20
20131212-0125940

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
UP DEVELOPMENT, LLC 5810 Vine Ridge Drive Nashville, TN 37205	Same	08115046200

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID JOHN MURPHY and wife, SHERRY MURPHY, and JOHN-DAVID WILLIAM MURPHY and wife, KATHRYN MURPHY,** have this day bargained and sold, and do hereby transfer and convey unto the said **UP DEVELOPMENT, LLC**, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lots No. 24 and 25 in George Shield's First addition to North Nashville, as of record in Book 57, page 62, Register's Office for Davidson County, Tennessee, said part of said lots being more particularly described as follows:

BEGINNING at a point on the southerly margin of Lot No. 25, thirty-two feet west of the southeast corner of said lot, thence in a northerly direction 140 feet to a point in the northerly margin of said lot, 30 feet west of the northeast corner of said lots; thence in a westerly direction 44 feet with the northerly margin of Lots 25 and 24 to a point twenty-six feet from the northeast corner of Lot No. 24; thence southerly 140 feet to a point in the southerly margin of Lot No. 24, twenty-four feet two inches east of the southwest corner of Lot No. 24; thence easterly forty-three feet ten inches with the southerly margin of Lots No. 24 and 25 to the point of beginning.

AND, being Lot No. 19 on an unrecorded map of lots on Scovel and Heiman Streets, property of Southern Securities Company, prepared by John Wilkes, Civil Engineer, dated September 20, 1930.

Being the same property conveyed to DAVID JOHN MURPHY and JOHN-DAVID WILLIAM MURPHY, AS TENANTS IN COMMON by deed from ROBERT DAVIE (a/k/a DAVID) GARDNER, of record in Instrument No. 20110708-0052484, dated July 8, 2011, said Register's Office. The said Sherry Murphy, wife of David John Murphy, and Kathryn Murphy, wife of John-David William Murphy, join in this conveyance to convey any marital interest they may have.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $26,000.00.
Subscribed and sworn to before me,
this 22 of November, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is unimproved property located at 2104 Scovel Street, Nashville, Davidson County, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of November, 2013.

JOHN-DAVID WILLIAM MURPHY

KATHRYN MURPHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN-DAVID WILLIAM MURPHY and KATHRYN MURPHY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 27 day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 7-31-16

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

DAVID JOHN MURPHY

SHERRY MURPHY

PROVINCE OF Ontario
CITY OF Ajax

Personally appeared before me, MIGANOUSH MEGARDICHIAN, a Notary Public in and for said County and State, **DAVID JOHN MURPHY and SHERRY MURPHY,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ajax, Ontario, this the 26th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: N/A

MIGANOUSH MEGARDICHIAN
LL.B., J.D., Barrister & Solicitor

MIGANOUSH MEGARDICHIAN NOTARY PUBLIC ONTARIO