BILL GARRETT, Davidson County
Trans:T20140015054 DEEDWARR
Recvd: 03/05/14 11:12 3 pgs
Fees:18.00 Taxes:166.50
20140305-0018479

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NO:
William Booker 106 S 17th Street Nashville, TN 37206	New Owner	Map and Parcel 08115046200
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		26b 14642

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Up Development, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto William Booker, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Situated in Davidson County, Tennessee particularly described as follows, to-wit:

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 UP Development, LLC by Warranty Deed from David John Murphy and wife, Sherry Murphy, and John-David William Murphy and wife, Kathryn Murphy, recorded on the 12th day of December, 2013 in Instrument No. 20131212-0125940 and Warranty Deed from Robert Davie (a/k/a David) Gardner, by Denty Cheatham, as attorney-in-fact to David John Murphy and John-David William Murphy, as tenants in common, recorded on the 8th day of July, 2011 in Instrument No. 20110708-0052484 and being the same property conveyed to Elsie L. Martin by a Final Decree entered April 23, 1987, in the Chancery Court of Davidson County, Tennessee, in Cause No. 86-944-II and Decree being recorded in the

Register's Office of Davidson County at Book 7326, Page 594. Elsie L. Martin has since died, and under the terms of her will as construed and admitted to probate by an order entered August 5, 2010, in Cause No. 10-P-328 in the Seventh Circuit (Probate) Court of Davidson County, Tennessee, said property was given, devised, and bequeathed to Robert Davie (a/k/a David) Gardner, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved real property located on 2104 Scovel Street, Nashville, Tennessee 37208.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2014.

Notary Public

Commission Expires: May 8, 2017

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 28th day of February, 2014.

UP DEVELOPMENT, LLC

By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Anthony Werfelman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Manager of Up Development, LLC, and that he as such Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Manager.

WITNESS my hand and official seal at Nashville, Tennessee this _____ day of February, 2014.

_____
Notary Public

My Commission Expires:

May 8, 2017

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON