THIS INSTRUMENT PREPARED BY: **MORGAN & AKINS, PLLC** **2000 Richard Jones Road** **Suite 260** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 11th day of April, 2014. Notary Public My Commission Expires: Nov 6, 2017

ALEXANDRA MURPHY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

QUITCLAIM DEED

No title search was preformed in connection with preparing this deed. All parties acknowledge that such property was conveyed absent any legal advice of the preparer.

Address New Owner: LWB, LLC c/o James Albert Murphy, Jr. 1020 Maynor Street Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: 105010505.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **James A. Murphy, Jr.** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **LWB, LLC**, a Tennessee limited liability company, its heirs and assigns all of his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, SOUTHSIDE PARK, SECTION I, as shown on plat of record in Plat Book 4460, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A Murphy, Jr. by Special Warranty Deed recorded in Instrument Number 201210160094630, in the Register's office for Davidson County, Tennessee.

This is improved property known as 1013 South Street, Nashville, TN 37203

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.

BILL GARRETT, Davidson County
Trans:T20140025311 DEEDQC
Recvd: 04/15/14 08:55 2 pgs
Fees:12.00 Taxes:0.00

20140415-0031271

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10 day of April, 2014.

James A. Murphy, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named James A. Murphy, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of April, 2014.

Notary Public

My Commission Expires: Nov 6, 2017

ALEXANDRA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017