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 9th day of April, 2014. Notary Public My Commission Expires: Nov. 6, 2017

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

BILL GARRETT, Davidson County
Trans:T20140025326 DEEDQC
Recvd: 04/15/14 09:28 2 pgs
Fees:12.00 Taxes:0.00
20140415-0031301

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: 83-13-185

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 166, PLAN OF EAST EDGEFIELD, as shown on plat of record in Plat Book 21, Page 147, 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 by Warranty Deed from Anthony Pickett and wife, Phyllis Pickett to Annette D. Field, unmarried as recorded on the 31st day of May, 2002 in Instrument No. 20020531-0066199; Quitclaim Deed from Isaac S. Bolduc to Annette D. Bolduc and husband, Isaac S. Bolduc as recorded on the 6th day of December, 2006 in Instrument No. 20061206-0150551; Quitclaim Deed from Annette D. Bolduc to Isaac S. Bolduc as recorded on the 26th day of July, 2007 in Instrument No. 20070726-0088630; Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Federal National Mortgage Association as recorded on the 5th day of January, 2011 in Instrument No. 20110105-0001347 and Special Warranty Deed

from Federal National Mortgage Association to James A. Murphy, Jr. as recorded on the 3rd day of May, 2011 in Instrument No. 20110503-0033873, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1204 Boscobel Street, Nashville, TN 37206

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.

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