THIS INSTRUMENT PREPARED BY:
MORGAN & AKINS, PLLC
2000 Richard Jones Road
Suite 260
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140037498 DEEDQC
Recvd: 05/29/14 12:31 2 pgs
Fees:12.00 Taxes:0.00

20140529-0046214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

James M

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2014.

Natalie Y. Parivar

Notary Public

My Commission Expires: August 23, 2016

NATALIE Y. PARIVAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

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:	Send Tax Bills To:	Tax Information:
LWB, LLC c/o James Albert Murphy, Jr. P.O. Box 150979 Nashville, TN 37215	New Owner	Map & Parcel 10509034200

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 the West 50 feet of the South 120 feet of Lot No. 27 on the Plan of Waverly Place of record in Book 57 pages 94 and 95 Register's Office for Davidson County, Tennessee.

Said part of Lot 27 fronts 50 feet on the North side of Grove Avenue (now Wedgewood Avenue) and runs back parallel lines along the east margin of 10th Avenue South, 120 feet to a dead line.

Being the same property conveyed by Warranty Deed from Paul Lindamood to James A. Murphy, Jr. as recorded on the 23rd day of January, 2013 in Instrument No. 20130123-0007432, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 924 Wedgewood Avenue, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 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 23rd day of May, 2014.

Natalie Y. Parvar
Notary Public

NATALIE Y. PARVAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

My Commission Expires: August 23, 2016