THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2014. Notary Public MY COMMISSION EXPIRES: May 16, 2015 (AFFIX SEAL)

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0291-111653

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Murphy	USAA FEDERAL SAVINGS BANK	MAP
123 Wentworth Avenue	10750 McDermott Freeway	PARCEL 116160B01200CO
Nashville, TN 37215	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Candice Michelle Johnson, Trustee of the Mary Jo Jacoway Revocable Living Trust, u/a/d December 20, 2011**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel P. Murphy and Melanie B. Murphy, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Second Revision, The Iroquois of Nashville of record in Plat Book 6900, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Boyd Jacoway, Sr. and wife, Jodie Jacoway by deed from Iroquois Associates, a Joint Venture composed of Ed Childer's, Campbell Brown, Bruce G.Davis and Robert M. Barnett of record in Book 7576, page 180, Register's Office for Davidson County, Tennessee, dated June 15, 1988 and recorded on June 17, 1988.

Being the same property conveyed to Mary Jo Jacoway and Candice Michelle Johnson, Co-Trustees of The Mary Jo Jacoway Revocable Living Trust dated December 20, 2011 by deed from Mary Jo Jacoway (formerly Jodie S. Jacoway) of record in Instrument No. 20140905-0081665 Register's Office for Davidson County, Tennessee, dated December 20, 2011 and recorded on September 05, 2014. Candice Michelle Johnson is now the sole Trustee of The Mary Jo Jacoway Revocable Living Trust dated December 20, 2011.

Being also known as 123 Wentworth Avenue Nashville, TN 37215.

Davidson County DEEDWARR
Recvd: 12/08/14 15:19 3 pgs
Fees:18.00 Taxes:2257.00
20141208-0112375

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **123 Wentworth Avenue, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand( ) this the 5th day of December, 2014.

The Mary Jo Jacoway Revocable Living Trust, u/a/d December 20, 2011

Trustee

Candice Michelle Johnson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Candice Michelle Johnson,** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the the **Mary Jo Jacoway Revocable Living Trust u/a/d December 20, 2011**, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said as such **Trustee**.

Witness my hand and seal this the 5th day of December, 2014.

My Commission expires 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

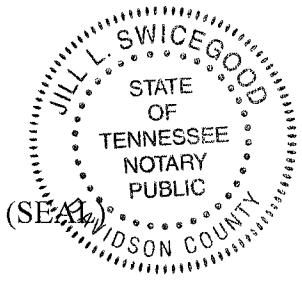
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018