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-. Jordan Carver Murphy Affiant Subscribed and sworn to before me, this 6th day of May, 2016. Notary Public My Commission Expires: 11/6/2017

BILL GARRETT, Davidson County
Trans:T20160057160 DEEDQC
Recvd: 07/05/16 15:50 3 pgs
Fees:17.00 Taxes:0.00
20160705-0068732

PAMELA W. LUNN NOTARY PUBLIC STATE OF TENNESSEE 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: **TN Rentalhouses, LLC** P.O. Box 150979 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Map & Parcel 72-10-242.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, **James Albert Murphy, Jr. and Jordan Carver Murphy (f/k/a Jordan Stephanie Carver), husband and wife** (hereinafter referred to as the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **TN Rentalhouses, LLC**, a Tennessee limited liability company, its heirs and assigns, all of their right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 4 of an unrecorded Subdivision of R.C. Lewis' property as shown on the survey made by Norris H. Hickerson, November 14, 1946, described as follows:

Beginning at an iron pin in the Easterly margin of Northview Avenue, 180 feet South of the Southeast corner of Litton Avenue; thence along the line between Lots 3 and 4, South 86° 15' West 100 feet to an iron pin in the Westerly line of the G. 0. cuff property; thence along Cuff's line, South 30° 45' West 50 feet to an iron pin; thence North 86° 15' West 100 feet to an iron pin in the Easterly margin of Northview

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO TITLE EXAMINATION WAS MADE NOR REQUESTED.

Avenue; thence along the margin of said Avenue, North 3°45' East 50 feet to the point of beginning.

Being the same property conveyed to Juanita M. Spicer and husband, Joe A. Spicer by Warranty Deed from Josephine Carter, unmarried, recorded on the 10th day of August, 2007 in Instrument No. 20070810-0095903, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to James Albert Murphy, Jr. and Jordan Carver, husband and wife by Warranty Deed from Juanita M. Spicer and husband, Joe A. Spicer by Warranty Deed dated April 2, 2015 and recorded in the Register's Office of Davidson County, Tennessee as Instrument Number 20150407-0030306.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements to rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

This is improved property known as 2307 Northview Ave, Nashville TN 37216.

With said conveyance(s) being subject to any and all existing restrictions encumbrances, and easements of record.

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 5th day of May, 2016.

James Albert Murphy, Jr.

Jordan Carver Murphy
f/k/a Jordan Stephanie Carver

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 Albert 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 6th day of May, 2016.

Natalie Y. Parivar
Notary Public

NATALIE Y. PARIVAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 03, 2020

My Commission Expires: March 3, 2020

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 **Jordan Carver Murphy (f/k/a Jordan Stephanie Carver)**, 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 5th day of May, 2016.

Notary Public

PAMELA A. CUNNY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

My Commission Expires: Nov 6, 2017