ADDRESS NEW OWNER: Patrick Murphy
John Patrick Murphy
1242 Thomas Street, B
Nashville, TN 37210

SEND TAX BILL TO: Suntrust Bank
PO Box 79041
Baltimore MD 79041

MAP-PARCEL NOS. 105-04-0G-002.00 (new for 2018)

Karen Y Johnson Davidson County
Batch# 153020 DEEDWARR
10/22/2018 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,387.13
20181022-0104345

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Swiercz Consulting, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Patrick Murphy and John Patrick Murphy, both unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit(s) B as shown on Exhibit "C" of the Declaration of Covenants and Restrictions for Homes at 1242 Thomas Street, a Horizontal Property Regime with Private Elements prusuant to Tennessee Code Annotated Section 66-27-103, et Seq., of record in Instrument No. 20170508-0045574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Swiercz Consulting, LLC, from David Pritchard, unmarried, by Warranty Deed recorded April 5, 2017, in Instrument No. 20170405-0033202, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1242 Thomas Street, B, Nashville, TN 37210.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same paid by the Grantor.(2) All matters appearing on the Plan of record in Book 57, Page 53, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions for Homes at 1242 Thomas Street of record in Instrument No. 20170508-0045574, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of October 2018.

Swiercz Consulting, LLC

By: Cathy Marie Swiercz, agent
Cathy Marie Swiercz, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Cathy Marie Swiercz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Agent of Swiercz Consulting, LLC, the within named bargainor, and that she as such Agent of Swiercz Consulting, LLC, executed the within instrument for the purposes therein contained by signing the name of the company by the said Cathy Marie Swiercz as Agent of the Swiercz Consulting, LLC.

Witness my hand and official seal at office, this 19th day of October 2018.

CINDY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $374,900.00.

Affiant

Subscribed and sworn before me this 19th day of October 2018.

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

Notary Public
My Commission Expires: 4-11-2020

File No. 1809K261

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020