This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20191878

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $521,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 16 day of July, 2019.

Notary Public
My Commission Expires: 11/17/20

Karen Johnson Davidson County
Batch# 257869 DEEDWARR
07/17/2019 09:12:21 AM 2 pgs
Fees: $13.00 Taxes: $1,927.70

20190717-0069748

CHRISTINE N. MAROON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16 day of July, 2019, among:

KIRK SWEARINGEN AND EMMA SWEARINGEN, HUSBAND AND WIFE, AS JOINT TENANTS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOHN DUBOSE MURPHY MARGARET DYLAN MURPHY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of West Meade Addition, Section Two of record in Plat Book 2854, Page 56, 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 Kirk Swearingen and Emma Swearingen, husband and wife, as joint tenants by Warranty deed from Jeffrey M. Rossini and Caroline R. Rossini, husband and wife of record in Instrument No. 20150430-0038994 Register's Office for Davidson County, Tennessee, dated April 24, 2015 and recorded on April 30, 2015. Being also known as 715 Davidson Rd Nashville, Tennessee 37205.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kirk Swearingen

Emma Swearingen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kirk Swearingen and Emma Swearingen, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2019.

Notary Public
My Commission Expires:

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Owner Name & Property Address:

Name: John Dubose Murphy
Address: 715 Davidson Rd
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: John Dubose Murphy
Address: 715 Davidson Rd.
City, State, Zip: Nashville, TN 37205

Tax ID: 115-07-0-076.00