THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124317**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this 31st day of January, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 358280 DEEDWARR
02/14/2020 08:56:13 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20200214-0016974

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires MAR. 6, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
TN Real Estate Now, LLC 1000 Sutton Hill Rd Nashville, TN 37204	New Owner	Tax Parcel ID No. 072-11-0-176.00 095-08-0-050.00 119-13-0-197-00 072-06-0-048.00 072-06-0-066.00 118-09-0-142.00 061-10-0-037.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Albert Murphy Jr. and Jordan Stephanie Carver, n/k/a Jordan Murphy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TN Real Estate Now, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Plan of Montgomery Heights of record in Plat Book 332, Page 47, 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 James Albert Murphy, Jr and Jordan Stephanie Carver, husband and wife by Warranty deed from Bryan Hawkins, married of record in Instrument No. 20141110-0103520 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 10, 2014.

Tract Two:
Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Eva-Mor Heights, Section III of record in Plat Book 1835, Page 92, 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 James Albert Murphy Jr., and wife Jordan S. Carver by Warranty deed from David Sharifi, married of record in Instrument No. 20160217-0015011 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 17, 2016.

Tract Three:
Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of H. G. McNabb Subdivision of record in Plat Book 1130, Page 64, 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 James Albert Murphy, Jr. and wife Jordan S. Carver by Warranty deed from Teresa Lane, unmarried of record in Instrument No. 20150729-0074504 Register's Office for Davidson County, Tennessee, dated July 27, 2015 and recorded on July 29, 2015. (Value of consideration shown in aforementioned deed $115,000.00.) Being also known as.

Tract Four:
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Map of Maynor Place, A Subdivision of Part of The Maynor Land of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 27 fronts 60 Feet on the Southerly line of Maynor Drive and runs back 149.9 feet on the Westerly line and 151 Feet on the Easterly line to a dead line in the rear on Which it measures 60 feet.

Being the same property conveyed to James Albert Murphy, Jr. and Jordan Stephanie Carver, husband and wife by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20140102-0000540 Register's Office for Davidson County, Tennessee, dated December 30, 2013 and recorded on January 02, 2014.

Tract Five:
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Map of Maynor Place of record in Plat Book 843, Page 24, 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 James Murphy, unmarried by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20100811-0063461 Register's Office for Davidson County, Tennessee, dated August 09, 2010 and recorded on August 11, 2010.

Tract Six:
Land in Davidson County, Tennessee, being more particularly described as follows:

being part of Lot Nos. 6 and 7 of Block "F" on the Plan of Battlefield Estates, Section No. 2 of record in Plat Book 843, Page 108, in the Register's Office for Davidson County, Tennessee, and described according to a survey showing the change of Lot Nos. 6 and 7 of Block "F" on the above plan made by S. R. Sanford, Jr., a Civil Engineer, on March 24, 1938, as follows:

Said parts of Lot Nos. 6 and 7 front 110 feet on the northerly margin of Sutton Hill Road and run back with the westerly margin of Craig Avenue 189.8 feet on the easterly line and 169.83 feet on the westerly line to a dead line on which they measure 77.2 feet.

Being the same property conveyed to James Albert Murphy, Jr., Unmarried and Jordan Stephanie Carver, Unmarried by Warranty deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C. of record in Instrument No. 20130821-0088367 Register's Office for Davidson County, Tennessee, dated August 9, 2013 and recorded on August 21, 2013.

Tract Seven:
Land in Davidson County, Tennessee, being Lot No. 187 on the Plan of Map of Maplewood Heights, Second Subdivision of record in Plat Book 547, Page 103, 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 James Albert Murphy, Jr and Jordan Stephanie Carver, husband and wife by Warranty deed from Brandy K. Anderson, unmarried of record in Instrument No. 20160323-0027373 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 23, 2016.

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 or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 47, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 92, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 64, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 103, Register's Office for Davidson County, Tennessee.

This is improved property located at 1415 Monetta Avenue Nashville TN 37216, 339 Tamworth Drive Nashville, Tennessee 37214, 3012 Louis Avenue Nashville, Tennessee 37211, 902 B Maynor Avenue Nashville, Tennessee 37216, 1020 Maynor Ave Nashville, Tennessee 37216, 1000 Sutton Hill Road Nashville, Tennessee 37204, and 3869 Hutson Avenue Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of January, 2020.

James Albert Murphy Jr.

Jordan Murphy

Jordan Stephanie Carver, n/k/a Jordan Murphy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Albert Murphy Jr. and Jordan Stephanie Carver, n/k/a Jordan Murphy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2023