WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110064088 DEEDWARR
Recvd: 10/13/11 14:05 3 pgs
Fees:18.00 Taxes:1424.50
20111013-0079821

STATE OF TENNESSEE
COUNTY OF : DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$385,000.00.**

John Mark McMurtry
John Mark McMurtry, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 6th day of October, 2011.

CECILIA M. HENSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/15/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Ernest B. Williams IV, PLLC (ebw)
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
McMurtry Properties, a Tennessee General Partnership. **815 5th Avenue** **Nashville, TN 37203**	**Same as Owner**	**09314049900**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN W. HORRELL** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO HEREINAFTER CALLED THE GRANTEE, **MCMURTRY PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP CONSISTING OF DAVID MCMURTRY AND JOHN MARK MCMURTRY AS PARTNERS,** GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is X improved ☐ unimproved property, known as: 8095th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 6th day of October, 2011.

John W. Horrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the Undersigned, Notary Public of the State and County aforesaid, personally appeared **John W. Horrell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of October, 2011.

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 4/15/2015

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 809 5th Ave South, Nashville, TN 37203

Map/Parcel: 09314049900

Beginning at a P.K. Nail on the Westerly margin of Fifth Avenue South with the said point begin the Southeasterly corner of the Horrell property, as of record in Instrument No. 20031202-0172917, Register's Office for Davidson county, Tennessee and being more particularly described as follows:

(1) Thence South 27°29'44" East, 145.21 feet along the margin of Fifth Avenue South to a P.K. Nail;

(2) Thence South 62°32'59" West, 210.15 feet along the Northern property line of the MCMurtry property to an iron pin;

(3) Thence North 27°18'12" West, 143.27 feet along Alley No. 71 to an iron pin;

(4) Thence North 62°44'53" East, 109.69 feet along the Southern property line of the Horrell property to an iron pin;

(5) Thence North 45°00'18" East, 7.68 feet along the Southern property line of the Horrell property line to an iron pin;

(6) Thence North 62°32; 59" East, 92.66 feet along the Southern property line of the Horrell property line to the point of BEGINNING.

Said property containing 30,238.58 square feet or 0.069 acres, more or less, according to a Boundary Survey dated September 19, 2011, prepare by Phillips E. Holmes, Jr., Tennessee Registered Land Surveyor No. 1728, Volunteering Surveying, 2814 Foster Avenue, Nashville, Tennessee 37210.

Being the same property conveyed to JOHN W. HORRELL AND WIFE, GAYLE L. HORRELL, by deed from MARGARET E. LANKFORD, AN UNMARRIED WOMAN, of record as Instrument No. 20041222-0152443, dated December 22, 2004, said Register's Office being further conveyed to John W. Horrell by deed from Gayle L. Horrell dated _____, of record as Instrument No. 20111013007982O Register's Office, Davidson County, Tennessee.