FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$150,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **August 27, 2012.** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120065236 DEEDWARR
Recvd: 08/30/12 13:57 2 pgs
Fees: 13.00 Taxes: 555.00
20120830-0078572

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0265**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy Wayne Murphy and Marsha Stenberg Murphy	SAME AS NEW OWNER	**039-00 37.00**
(NAME) **4462 Stenberg Road**	(NAME)	
(ADDRESS) **Whites Creek,TN 37189**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Evelyn May Stenberg,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy Wayne Murphy and Marsha Stenberg Murphy, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in the 1st Councilmanic District of Davidson County, Tennessee and a portion of that property conveyed to Herbert F. Stenberg and wife in DB 1638, PG 153 R.O.D.C.T, more accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC 1465 dated 8/21/12 as follows:

Beginning at an existing iron pin in the northerly margin of Stenberg Road, said pin being a common corner to Gene Gordon Carney in BK 20100415, PG 0028564 (Instrument No. 20100415-0028564) R.O.D.C.T. and the most southeast corner to herein described tract;
Thence leaving said Carney with said margin for the next four calls; S 83° 20' 52" W, 168.57';
Thence with a curve to the right (I= 39° 28' 57". R = 389.78' & CB = N 76° 54' 40" W, 263.32') L= 268.60';
Thence N 57° 10' 12" W, 161.63';
Thence with a curve to the left (I= 29° 53' 29", R=467.62' & CB= N 72° 06' 56, 241.25') L = 244.01' to a set iron pin;
Thence now leaving said margin N 09° 50' 07" E 456.97' to a point;
Thence N 33° 26' 28" W, 75.00' to a point;
Thence N 46° 26' 28" W, 200.00' to a point;
Thence N 53° 26' 28" W, 200.00' to a point;
Thence N 65° 26' 28" W, 122.00 to a point;
Thence N 47° 26' 28" W, 125.00' to a point
Thence N 54° 26' 28" W, 95.00' to a point;
Thence N 20° 41' 28" W, 75.00 to a point;
Thence N 21° 56' 58" W, 88.00' to a point in a drain:
Thence with said drain for the next fourteen calls: S 74° 45' 16"E, 191.11';
Thence S 80° 46' 56" E, 190.43';
Thence S 69° 39' 30" E, 131.29';
Thence S 77° 41' 37" E, 280.84';
Thence S 64° 17' 48" E, 280.84';
Thence S 35° 37' 42" E, 114.13';
Thence S 42° 37' 25" E, 59.93';
Thence S 46° 10' 59" E, 50.04';

Thence S 22° 47' 38" E, 97.27';
Thence S 23° 59' 06" E, 193.27';
Thence S 17° 32' 48" E, 116.44';
Thence S 26° 50' 25" E, 79.85';
Thence S 13° 13' 21"E, 144.06';
Thence S 30° 05' 40", 321.59' to the point of beginning containing 15.198 acres.

Being the same property conveyed to Herbert F. Stenberg and wife, Evelyn May Stenberg by Warranty Deed from George B. Carney and wife, Marguerite H. Carney, recorded September 12, 1949 in Book 1638, Page 153, Register's Office for Davidson County, Tennessee. Herbert F. Stenberg having since died on or about April 3, 2005 vesting Evelyn May Stenberg as sole heir. Evelyn May Stenberg having since died with probate filed on February 17, 2012 in said Register's Office.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4462 Stenberg Road, Whites Creek, TN 37189**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, this instrument has been executed on this the **27th** day of **August, 2012.**

Estate of Evelyn May Stenberg

Jeffrey Frank Stenberg Executor
By: Jeffrey Frank Stenberg, Executor

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jeffrey Frank Stenberg, whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the Executor for the Estate of Evelyn May Stenberg, and that he/she/they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of said Estate.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of August, 2012.

NOTARY

MY COMMISSION EXPIRES: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY