This instrument prepared by:
Dodson, Parker Behm & Capparella, P.C.
1310 Sixth Avenue, North
Nashville, TN 37208
(615) 254-2291

BILL GARRETT, Davidson County
Trans:T20130013318 DEEDWARR
Recvd: 02/15/13 16:06 3 pgs
Fees:17.00 Taxes:0.00
20130215-0015938

WARRANTY DEED

ADDRESS OF NEW OWNER AND SEND TAX BILL TO:
Nashville Metropolitan Transit Authority
430 Myatt Drive
Nashville, TN 37115

MAP PARCEL NO.:
A portion of Map and Parcel
106-16-0-081.00

FOR AND IN CONSIDERATION of the sum of Eight Hundred Forty Dollars and NO/100 ($840.00), receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **ERNEST C. KUHLO and wife, PATRICIA O. KUHLO** ("Grantors") have this day bargained and sold and does hereby transfer and convey unto the **METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, as property of and for the benefit of the METROPOLITAN TRANSIT AUTHORITY, as provided in the *Metropolitan Charter*, Appendix 4. Transit Authority 5(b)** ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

A parcel of land in the First Civil District of Davidson County, Tennessee, being a portion of the property now or formerly owned by Ernest C. and Patricia O. Kuhlo of record in Deed Book 20021230-0162192 of the Register's Office of Davidson County, Tennessee (R.O.D.C.T.), a portion of Tax Parcel No. 81 on Map 106-16, and being more particularly described as follows:

Commence to the point of beginning from an existing iron pin in the northeasterly right-of-way line of Murfreesboro Pike (State Route 1 / US Highway 41 & 70 S) located at the southeast corner of the parent tract of which the parcel herein described is a portion, said iron pin also being the southwest corner of the Mapco Petroleum, Inc. tract of record in Deed Book 7949, page 614 R.O.D.C.T., and being Northwest 112 feet from the approximate centerline of Thompson Place;

thence with said northeasterly right-of-way line of Murfreesboro Pike generally following the back of existing sidewalk North 45 Degrees 55 Minutes 38 Seconds West, a distance of 92.56 feet to the POINT OF BEGINNING and the southeast corner of the parcel herein described;

thence continuing with said right-of-way line North 45 Degrees 55 Minutes 38 Seconds West, a distance of 42.00 feet to a point;

thence leaving said right-of-way line North 44 Degrees 04 Minutes 22 Seconds East, a distance of 2.50 feet to a point;

thence continuing with a line parallel to the existing right-of-way line of Murfreesboro Pike South 45 Degrees 55 Minutes 38 Seconds East, a distance of 42.00 feet to a point;

thence South 44 Degrees 04 Minutes 22 Seconds West, a distance of 2.50 feet to the POINT OF BEGINNING;

and having an area of 105 square feet.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $840.00.

Subscribed and sworn to before me this the 15th day of February, 2013.

Affiant

Notary Public

My Commission Expires:



This is a portion of the unimproved property known as 1084 Murfreesboro Road, Nashville, Davidson County, Tennessee 37217.

This conveyance is subject to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors heirs and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 15th day of February, 2013.

ERNEST C. KUHLO

PATRICIA O. KUHLO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERNEST C. KUHLO and PATRICIA O. KUHLO**, the within named Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of February, 2012.

NOTARY PUBLIC

My Commission Expires:

