WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020657 DEEDWARR
Recvd: 03/20/15 15:42 3 pgs
Fees:18.00 Taxes:1698.30
20150320-0024390

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: ~~August 22, 2016~~ 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William O. Treanor Ellen Morefield Treanor	Bank of America, NA	024000362.00
(NAME)	(NAME)	
4794 Brick Church Pike	4500 Amon Carter Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Ft. Worth, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard A. Murray, and wife and Genevieve N. Murray a/k/a Sonia Genevieve N. Murray,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William O. Treanor and Ellen Morefield Treanor, 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:

A certain tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, described as Tract No. 1 on a Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License No. 458, as follows:

Beginning at an iron pin in the northwesterly margin of Brick Church Pike (said point being on a curve with a delta of 15 deg. 20 min. 01 sec., a radius of 953.94 feet, for a distance of 421.22 feet from an iron pin marking the corner of the property conveyed to Jesue B. Kiber filed for record in Book 5040, page 968, Register's Office for Davidson County, Tennessee); thence leaving Brick Church Pike, North 73 deg. 44 min. 28 sec. West 333.91 feet to an iron pin; thence, North 58 deg. 53 min. 20 sec. West 144.25 feet to an iron pin; thence, North 42 deg. 28 min. 45 sec. West 217.15 feet to an iron pin; thence, North 14 deg. 06 min. East 335.90 feet to an iron pin; thence, South 62 deg. 2 min. 40 sec. East 142.96 feet to an iron pin; thence, South 58 deg. 30 min. 00 sec. East 612.63 feet to an iron pin; thence South 71 deg. 50 min. 12 sec. East 91.25 feet to an iron pin; thence, North 66 deg. 02 min. 16 sec. East 126.19 feet to an iron pin; thence South 86 deg. 18 min. 56 sec. East 92.74 feet to an iron pin in the northwesterly margin of Brick Church Pike; thence with said margin of said pike on a curve having a delta of 26 deg. 50 min. 21 sec., a radius of 589.08 feet, for a length of 275.94 feet to an iron pin; thence continuing with said margin of said road, South 64 deg. 16 min. 22 sec. West 159.90 feet to a point; thence continuing with the curve of the margin of said road with a delta of 15 deg. 20 min. 01 sec. and a radius of 953.94 feet, for a length of 89.38 feet to the point of beginning, and containing 6.94 acres, more or less.

BEING the same property conveyed to Richard A Murray and wife, Genevieve N. Murray AKA Sonia Genevieve N. Murray by Quit Claim Deed dated June 15, 2005 from Richard A Murray and wife, Genevieve N. Murray AKA Sonia Genevieve N. Murray, appearing of record in Instrument Number 20050620-0069866, Register's Office for Davidson County, Tennessee.

Easement: This Conveyance is subject to a 50- foot easement for ingress and egress and public and private utilities which crosses the above described real property and extends from the northwesterly margin of Brick Church Pike to a point in the southwest boundary of said tract, a common boundary to Tract No. 4 on the Survey dated February 24, 2005 by John J. Conner, Registered Land Surveyor, License No. 458, which easement shall be a serviant easement for the above described tract and a dominant easement for Tract No. 4 as shown on the said survey, which easement is more specifically and particularly described as follows:

Beginning at a point in the northwesterly margin of Brick Church Pike, said point being 21.6 feet west of an existing iron pin set in concrete; thence North 73 deg. 47 min. 21 sec. West 82.71 feet to an existing property corner (iron pin set in concrete); thence, South 66 deg. 02 min. 16 sec. West 126.19 feet to an iron pin set in concrete; thence South 56 deg. 38 min. 36 sec. West 388.82 Feet to an iron pin set.

This conveyance is subject to Ingress-egress easement of record in Instrument Number 20050620-0069866, in the Register's Office for County, Tennessee. and all matters of record.

unimproved ☐

This is improved ☑ property, known as 4794 Brick Church Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my/our hands this 13th day of March, 2015.

Richard A. Murray

Genevieve N. Murray a/k/a Sonia Genevieve N. Murray

State of Tennessee
County of Rutherford

Personally appeared before me Richard A. Murray and Genevieve N. Murray a/k/a Sonia Genevieve N. Murray, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2015.

JACK E. MAYS GRITTON II
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public Jack E. Gritton II
My Commission Expires: August 22, 2016

File No.: 20648