PROPERTY TAX INFORMATION:

OWNER: William O. Treanor
4794 Brick Church Pike
Goodlettsville, TN 37072

SEND TAX BILLS TO: same

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

From information furnished by the parties. No search was performed. No Tax advice was sought by parties or given by preparer

Map: 24
Parcel: P/O 14

Davidson County DEEDQC
Recvd: 05/04/15 14:23 3 pgs
Fees:17.00 Taxes:0.00
20150504-0040253

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the **Richard A. Murray and wife, Genevieve N. Murray a/k/a Sonia Genevieve N. Murray** has this day bargained and sold and does hereby transfer, convey and quitclaim unto **William O. Treanor and Ellen Morefield Treanor, husband and wife** , their heirs and assigns, forever, all of their interest in and to that certain tract or parcel of real estate lying in the 13th Civil District of Davidson County, Tennessee.

TRACT NO. 4: A certain tract or parcel of land located in the Second Civil District of Davidson County, Tennessee, described as Tract No. 4 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, a corner of the property conveyed to Jesue B. Kiber of record in Book 5040, page968, Register's Office for Davidson County, Tennessee; thence with the northerly line of Kiber and a fence row, North 86 deg. 05 min. 29 sec. West 815.89 feet to an iron pin in the line of the property conveyed to Michael P. Hosey of record in Book 6602, page562, Register's Office for Davidson County, Tennessee; thence with the easterly line of Hosey, North 03 deg. 57 min. 27 sec. East 418.02 feet to an iron pin; thence, North02 deg. 12 min. 50 sec. East 484.19 feet to an iron pin; thence, South 62 deg. 22 min. 40 sec. East 441.88 feet to an iron pin; thence, South 14 deg. 06 min. West 335.90 feet to an iron pin; thence, South 42 deg. 28 min. 45 sec. East 217.15 feet to an iron pin; thence, South 58 deg. 53 min. 20 sec. East 144.25 feet to an iron pin; thence, South72 deg. 44 min. 28 sec. East 333.91 feet to an iron pin in the northwesterly margin of Brick Church Pike; thence, with said margin of said pike having a delta of 15 deg. 20 min. 01 sec. and a radius of 953.94 feet for a length of421.22 feet to an iron pin marking the point of beginning and containing 9.24 acres, more or less.

EASEMENT: THE GRANTORS FURTHER CONVEY to the GRANTEES, their heirs, personal representatives, successors or assigns, a permanent, perpetual easement for ingress, egress and public and private utilities which crosses Tract No. 1 on the Survey dated February 24, 2005, by John J. O'Connor, Registered Land Surveyor, License No. 458, extending from the northwesterly margin of Brick Church Pike to the northeasterly margin of Tract No. 4, as hereinabove described said easement being a dominant easement for the above described tract and a servient easement for Tract No. 1, as shown on the said survey, which easement is more specifically and particularly described as follows, to-wit:

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.

Being the same property conveyed to Richard A. Murray and wife, Genevieve N. Murray a/k/a Sonia Genevieve N. Murray by Quitclaim Deed dated June 15, 2005 from Richard A. Murray and wife, Genevieve N. Murray a/k/a Sonia Genevieve N. Murray of record in Instrument No. 20050620-0069867 in the Register's Office for Davidson County, Tennessee.

For THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants of record in the Register's Office for Rutherford County, Tennessee; and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

WITNESS MY HAND this 4 day of May, 2015.

Richard A. Murray

Richard A. Murray

Genevieve N. Murray

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

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Richard A. Murray and wife, Genevieve N. Murray a/k/a Sonia Genevieve N. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

Witness my hand and seal, at Office, this 4 day of May, 2015.

NOTARY

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

My Commission Expires: 3-13-19

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer is $ 0.00

Michelle Jones

AFFIANT

Sworn to and subscribed before me, on this 4 day of May, 2015.

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

NOTARY PUBLIC

My Commission Expires: 3-13-19

True Copy Certification

I, Jack E. Gritton, II, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Rutherford

Personally appeared before me, Kristin L. Brown, a notary public for this county and state, Jack E. Gritton, II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD

My Commission Expires: 3-10-15
Notary' Seal