WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049979 DEEDWARR
Recvd: 06/23/15 10:05 2 pgs
Fees:13.00 Taxes:397.75

20150623-0059902

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Michelle Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 3-13-19

(AFFIX SEAL)

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

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
Keith Bogue Joyce Bogue		024000224.00
(NAME)	(NAME)	
769 Vista Verde Hts.		
(ADDRESS)	(ADDRESS)	
Monument, CO 80132	Same	
(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 Sr., and wife and Genevieve N. Murray,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keith Bogue, and wife and Joyce Bogue,** 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:

Beginning at an iron rod in the westerly margin of Brick Church Pike marking a common corner with Tract 3 of the Richard A. Murray Property and also marking the northeast corner of the herein described tract; sais point being South 37°35'49" West, 100.00 feet from a concrete monument, a corner to the property conveyed to Georgia Boyce by Deed of record in Book 1308, page 463, said Register's Office; thence from said beginning point South 37° 35' 49" West 164.94 feet to an iron rod marking the northeast corner of Tract 1 and the southeast corner of the herein described tract; thence, leaving said margin, North 86° 19' 00" West 92.74 feet to an iron rod; thence South 66° 02' 16" West, 126.19 feet to an iron rod; thence North 71° 50' 12" West 91.25 feet to an iron rod; thence North 58° 30' 00" West, 612.63 feet to an iron rod; thence North 62° 22' 40" West 584.84 feet to an iron rod marking the northwest corner of Tract 1 and the southwest corner of the herein described tract, also marking a point on the East line of the Michael P. Hosey Property as of record in Deed Book 6602, page 562, RODCT, North 03° 09' 45" East 535.46 feet to an iron rod in the East line of the Milton J. Woodard Property as of record in Deed Book 3221, Page 91, RODCT, also marking the Northwest corner of the herein described tract; thence South 58° 30' 00" East 837.65 feet to an iron rod marking the Northwest corner of Tract 3; thence South 31° 30' 00" West 256.72 feet to an iron rod; thence, South 58° 30' 00" East, 790.65 feet to an iron rod; thence North 58° 59' 38" East, 177.31 feet to the point of beginning, containing 10.57 acres, more or less.

Being the same property conveyed to Richard A. Murry, Sr. and wife, Genevieve N. Murray by Quit Claim Deed dated July 16, 1999 from Richard A. Murry, Jr. and wife, Angela W. Murray of record in Deed Book 11579, page 631 in the Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 4798 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 12th day of June, 2015.

Richard A. Murray Sr.

Richard A. Murray Sr.

Genevieve N. Murray

Genevieve N. Murray

State of Tennessee
County of Rutherford

Personally appeared before me Richard A. Murray Sr. and 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 12th day of June, 2015.

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

Notary Public Kristin L Brown
My Commission Expires: 3-13-19

File No.: 20691