This Instrument Prepared By
Murfree & Goodman, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans: T20160007500 DEEDWARR
Recvd: 01/28/16 10:58 3 pgs
Fees: 18.00 Taxes: 3303.56
20160128-0008323

Name and Address of New Owner:

Joseph Pape
519 Bell Road
Antioch, TN 37013

Send Tax Bills To:

Same

Tax Map and Parcel: 14900020000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **DAVID PATTERSON, JR.**, ("Grantor") has this day bargained and sold and does hereby transfer and convey unto **JOSEPH PAPE**, ("Grantee") his heirs, successors, and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by James L. Murphy, Jr. & Co., Engineers, September 8, 1967, as follows, to-wit:

Beginning at a point in the westerly margin of Bell Road, said point being 655.25 feet, more or less, from Murfreesboro Pike as measured in southerly direction along the westerly boundary of the said Bell Road; thence North 80° 28' 10" West, 621.98 feet to a point; thence South 12° 22' 35" West, 166.37 feet to a point; thence South 39° 29' 57" East, 172.61 feet to a corner post; thence South 82° 52' 46" East, 280.50 feet to a point; thence South 75° 59' 16" East, 247.00 feet to a point in the westerly margin of Bell Road; thence in a northerly direction along the westerly margin of Bell Road, 288.35 feet to the point of beginning.

Less the portions of the above property previously conveyed as described in the following paragraphs. The above description contains approximately 3.8617 acres. The previously conveyed properties contained approximately 2.15 acres. The property subject to the current conveyance is approximately 1.71 acres.

Excluded Portion #1:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to Burch Anderson, Jr., and Carole C. Anderson as recorded in Deed Book 4886, Page 550, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is: Beginning at a point located on the west right-of-way line of Bell Road and said point also being 799.42 feet, more or less, south of Murfreesboro Pike; thence leaving said right-of-way North 77° 54'59" West, 227.73 feet to a point; thence North 73° 21' 48" West, 409.78 feet to a point; thence South 12° 22' 35" West, 83.19 feet to a point; thence South 39° 29'57" East 172.61 feet to a point; thence South 82° 52' 46" East, 280.5 feet to a point; thence South 75° 59' 16" East 247.0 feet to a point on the west right-of-way of Bell Road; thence north along said right-of-way, 144.18 feet along a curve to the right having a radius of 1949.86 feet to the point of beginning and containing 2.15 acres, more or less.

Excluded Portion #2:
Included in the above property description but excluded because it has been previously conveyed is that portion conveyed to the State of Tennessee as recorded in Deed Book 10255, Page 428, in the Register's Office for Davidson County, Tennessee. The description of this previously conveyed and hereby excluded land is:

Beginning at a point on the west existing margin of Bell Road, said point being the point of intersection between the common property line between James M. Lenahan and the subject property with the west existing margin of Bell Road; thence with the said existing margin of Bell Road northerly 81 feet, more or less, to a point 42.34 feet left of centerline survey station 93+42.68, said point being the point of intersection with the west proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1804.95 foot radius curve left 80.33 feet to James M. Lenahan north property line; thence with said property line South 73° 25' 13" East, 0.46 feet to the point of beginning, containing 39 square feet.

The property subject to this conveyance is approximately 1.71 acres and being part of the same property conveyed to Forest E. Charlton and wife, Verma C. Charlton by deed from Audrey Charlton Sanders, of record in Book 4183, Page 898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Patterson, Jr. by quitclaim deed from Dirty Car, LLC, Dirty Car Wash, LLC., D.C., Inc. and Dirty Car II, Inc. and Joseph Pape of record in Instrument No. 20100930-0078040 Register's Office for Davidson County, Tennessee, dated 09/22/2010 and recorded on 09/30/2010. (Value of consideration shown in aforementioned deed $10) Being also known as 519 Bell Road Antioch, TN 37013.

This conveyance is made subject to all restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, and his heirs, successors, and assigns, forever.

INTENTIONALLY LEFT BLANK

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate in fee simple; that he has a good and lawful right to convey the same and that the same is unencumbered, except the 2016 property taxes, which said Grantee shall pay.

The undersigned further covenants and binds himself, his heirs, successors, assigns, and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, his heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this 26 day of January, 2016.

DAVID PATTERSON, JR.

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Martin

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, DAVID PATTERSON, JR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 26 day of January, 2016.

Melissa Readling
Notary Public

My commission expires: 10/6/2019

MELISSA READLING
MY COMMISSION # FF 925045
EXPIRES: October 6, 2019
Bonded Thru Notary Public Underwriters

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $892,853.95/100, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 21st day of January, 2016.

Becky A. Perricone
Notary Public

My commission expires: 12/16/2017

BECKY A. PERRICONE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017