Davidson County DEEDWARR
Recvd: 06/17/16 12:11 5 pgs
Fees:28.00 Taxes:1961.00
20160617-0061682

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28608-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
TNMURF, LLC c/o Gino Sabatini 3128 Hanover St Dallas, Texas 75225	New Owner	17500016700 17600003300

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MRBS PARTNERS, LP**, a Texas limited partnership (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **TNMURF, LLC**, a Tennessee limited liability company (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Hickory Woods West, of record in Instrument No. 20070130-0012384, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT TWO:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, located

east of Murfreesboro Pike and south of Lavergne-Couchvi lle Pike and being more particularly described as follows:

Beginning at a point on the easterly right-of-way line of Murfreesboro Pike, said point being southeasterly 1396.46 feet along said right-of-way line from the intersection of the centerline of Lavergne-Couchville Pike and said right-of-way line, said point also being the southwest corner of the following described tract;

Thence, with said northerly right-of-way line North 47 deg. 28 min. 26 sec. West, 414.42 feet to a point at the intersection of said easterly right-of-way line and the southerly line of Hickory Woods Drive;

Thence leaving said easterly line and with said southerly line along the arc of the curve to the right
37.99 feet, said curve having a radius of 25.00 feet, a central angle of 87 deg. 03 min. 27 sec. and a chord bearing and distance of North 03 deg. 56 min. 43 sec. West, 34.44 feet to a point;

Thence, with said southerly line, North 39 deg. 35 min. 01 sec. East, 1 1 1.05 feet to a point;

Thence, with said southerly line along the arc of a curve to the right 276.30 feet, said curve having a radius of 490.87 feet, a central angle of 32 deg. 15 min. 00 sec. and a chord bearing and distance of North 55 deg. 42 min. 31 sec. East, 272.66 feet to a point;

Thence, with said southerly line North 71 deg. 50 min. 01 sec. East, 226.98 feet to a point;

Thence, leaving said southerly line South 46 deg. 05 min. 58 sec. East 603.25 feet to a point in the centerline of Hurricane Creek;

Thence, with said centerline, South 64 deg. 15 min. 37 sec. West 82.75 feet to a point;

Thence, South 59 deg. 48 min. 56 sec. West 218.66 feet to a point;

Thence, South 80 deg. 52 min. 13 sec. West 379.83 feet to the point of beginning and containing 353.413 square feet or 8.1 1 acres, more or less;

According to ALTA/ASCM Land Title Survey Tract 6 Hickory Woods Estates, dated August 4, 1998, revised August 25, 1998, revised October 6, 1998, revised October 7, 1998, revised October 16, 1998 by Crawford Land Surveyors, P.C., William C. Cockrill, Registered Land Surveyor No. 1401.

Being the same property conveyed to MRBS PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP, by deed from HAROLD HOLIGAN AND WIFE, HERMENA HOLIGAN, of record in Instrument No. 20120426-0035898, dated April 25, 2012, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 16 day of June, 2016.

MRBS PARTNERS, LP, a Texas limited partnership

By: JAMP Properties, LLC, a Texas limited liability company
Its: General Partner

By: _____
Michael Holigan
Its: Sole Member

STATE OF Texas]
COUNTY OF Dallas]

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **MICHAEL HOLIGAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sole Member of **JAMP PROPERTIES, LLC,** a Texas limited liability company, the General Partner of **MRBS PARTNERS, LP**, a Texas Limited partnership, the within-named bargainor, and that he as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **JAMP PROPERTIES, LLC**, by himself as such Sole Member.

Witness my hand and seal, at office in ~~Nashville, Tennessee~~ Dallas, Texas, this 16 day of June, 2016.

DORIS CLINE
MY COMMISSION EXPIRES
March 25, 2018

_____
Notary Public

My Commission Expires: 3.25.2018

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

_____
Affiant

Subscribed and sworn to before me this
____ day of June, 2016.

_____
Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 17500016700 and 17600003300.

2. Matters shown on the Plan of record in Instrument No. 20070130-0012384, said Register's Office.{TRACT ONE)

3. Transmission Line Easement to Tennessee Power Company of record in Book 437, Page 24, and in Book 437, Page 39, said Register's Office. (TRACT ON E)

4. Right-of-Way Easement to Nashville Gas Company of record in Book 5909, Page 915, said Register's Office. (TRACT ONE)

5. TVA Easement of record in Book 1 1376, Page 871, and in Book 9632, Page 973, said Register's Office. (TRACT TWO)

6. Right-of-Way Easement to Nashville Gas Company of record in Book 5897, Page 209, said Register's Office. (TRACT TWO)

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6952, Page 830, and in Book 7145, Page 618, said Register's Office. (TRACT TWO)

8. Anchor Easement of record in Book 10153, Page 990, said Register's Office. (TRACT ONE)

9. Sanitary Sewer Easement of record in Book 4435, Page 20, said Register's Office. (TRACT TWO)

10. Transmission Line Easement of record in Instrument No. 20020723-00881 98, said Register's Office.

11. Stormwater Detention Agreement of record in Instrument No. 20060203-0013 763, said Register's Office. (TRACT ON E)

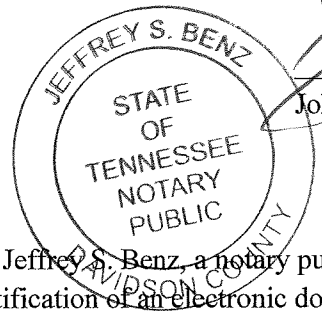
12. Overhead Line Easement of record in Instrument No. 20 I 00331-0024041, said Register's Office. (TRACT TWO)

13. Easement for the flow of the waters of Hurricane Creek and the rights of the public therein. (TRACT TWO)

14. Rights of upper and lower riparian owners to the flow of the water of Hurricane Creek, free from diminution or pollution. (TRACT TWO)

15. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Hurricane Creek. (TRACT TWO)

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019