BILL GARRETT, Davidson County
Trans:T20160057730 DEEDWARR
Recvd: 07/07/16 09:19 2 pgs
Fees:13.00 Taxes:1037.85
20160707-0069402

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,500.00 Affiant Subscribed and sworn to before me this 30th day of June, 2016 Notary Public MY COMMISSION EXPIRES: 2/15/20 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE DIANNE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Murphy	Same as owner	028-00-0
(NAME)	(NAME)	(MAP)
6036 Marrowbone Lake Rd		067.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Brian Krueger, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto John L. Murphy, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Henry Floto Estate of record in Plat Book 421, Page 147, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Wayne S. Cooper, Sr., Surveyor, dated December 13, 1970, as follows:

Beginning in the center of Lake Louise Road, at the southwest corner of the property conveyed to R.B. Hicks, by deed of record in Book 2270, Page 451, in the Register's Office for said County; thence along the North line of the Blankenship property, North 88 degrees 30 minutes East 668 feet; thence along the North 01 degree 30 minutes West 200 feet; thence South 88 degrees 30 minutes West 578 feet to the center of Lake Lewis Road; thence with said Road, South 27 degrees West 75 feet and South 24 degrees 05 minutes West 141.7 feet to the beginning.

Being the same property conveyed to Brian Krueger by Warranty deed from Dorothy G. Gregory, Vera G. Painter, Mattie E. Wright, Vickie L. Brownlee, Mary Jane Mayer, Kenneth Hedgepath, Jefferey Hedgepath, Reba L. Greene, Judy M. Jackson, Dorothy J. Holt, Joyce S. Bradford, Shirley A. Gleason, Jack Bradford, Jr., Mitchell R. Bradford, Sandra Overstreet, Heirs of Morton H. Hedgepath of record in Instrument No. 20120203-0009978 Register's Office for Davidson County, Tennessee, dated December 29, 2011 and recorded on February 3, 2012.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6036 Marrowbone Lake Rd, Joelton, Tennessee 37080

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.

BRENDA KRUEGER, WIFE OF BRIAN KRUEGER, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this 29 day of June, 2016.

Brian Krueger

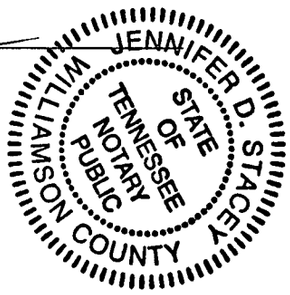
Brenda Krueger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Brian Krueger and Brenda Krueger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29 day of June, 2016.

Notary Public



My Commission Expires:

9/20/17