WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057754 DEEDWARR
Recvd: 07/07/16 09:30 2 pgs
Fees:13.00 Taxes:740.00
20160707-0069437

R-VRES-16-01300-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 8, 2019

(AFFIX SEAL)

RHONDA G. PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Volunteer State Properties, LLC	New Owner	
(NAME)	(NAME)	**072-14-0-281-00**
1034 Woodmont Drive		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **GLENDA J. MURRAY AND DARYL R. MURRAY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VOLUNTEER STATE PROPERTIES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the rear southerly part of Lots 3 and 4 and part of the rear southerly part of Lot 2 on the Re-Subdivision of M.T. Stratton's unregistered Plan of Subdivision of Part of the Cahal Lands as of record in Book 421, Page 50, Register's Office for Davidson County and described according to a copy of a survey made by Clayde D. Anderson, surveyor, dated May 29 1964, as follows:

Being on the East margin of Chesterfield Avenue at a point 184.4 feet South of the Southeast corner of Cahal and Chesterfield Avenue; thence South 5 degrees 00' East with said margin of Chesterfield Avenue 60.5 feet to the North margin of 12 foot alley; thence South 87 degrees 13' East with said margin of said alley 131.5 feet to a point on the common boundary between Lots 4 and 5; thence north 3 degrees 21' east with the common boundary between Lots 4 and 5; 60 feet to a point; thence North 87 degrees 13' West 140.5 feet to the point of beginning.

Being the same property conveyed to Glenda J. Murray and husband, Daryl R. Murray by warranty deed from Robertson Properties, Inc. of record in Instrument No. 20050630-0075388 Register's Office for Davidson County, Tennessee, dated 06/23/2005 and recorded on 06/30/2005. Re-recorded 05/31/2006 in Instrument No. 20060531-0063691.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Easement to US Sprint Communications Company of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 421, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1153, Page 489, in the Register's Office for Davidson County, Tennessee.
- Possible right of Railroad to increase its right-of-way to the full extent of its charter.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1300 A Chester Avenue, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF JUNE, 2016.

Glenda J. Murray

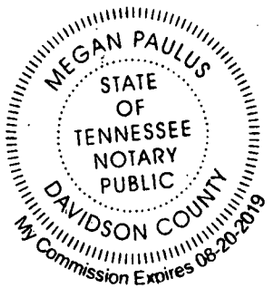
Daryl R. Murray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENDA J. MURRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

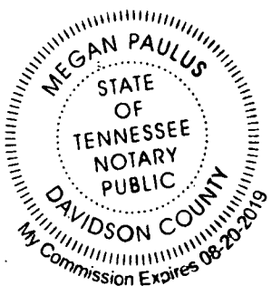


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARYL R. MURRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212