WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018 (AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160084090 DEEDWARR
Recvd: 09/26/16 09:27 2 pgs
Fees:13.00 Taxes:1167.72
20160926-0100914

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)
Steven R. Purcell and Rebecca A. Purcell	NAVY FEDERAL Credit Union	
(NAME)	(NAME)	
46 Twin Street	820 Follin Lane	**091-14-0-015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Vienna, VA 22180	
(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, **STEPHANIE PUGH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN R. PURCELL AND REBECCA A. PURCELL,** 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 Northerly part of Lot No. 123 on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, and the southerly half of Alley # 1518 closed by Bill No. 093-713 of the Metropolitan Government of Nashville and Davidson County, said part of Lot fronts 50.5 feet on the Northerly side of access road adjoining formerly Twin Street and extends back between lines 94.5 feet on the easterly line and 100.3 feet of the westerly line to a line in the rear measuring 50 feet thereon.

INCLUDED BUT EXCLUDED:

BEGINNING at a point on the western line of the property owned, the common line with property owned by Paule E. Rigby, et ux, of record in Book 4469, Page 146, Register's Office for Davidson County, said point being on then northern proposed right of way of Relocated Twin Street, and being 6,050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+017.419; thence northeasterly direction with a curve to the left having a radius of 2,793,950 meters (9,166.48 feet) along the proposed right of way of Relocated Twin Street, an arc length of 12,459 meters (40.876 feet) to a point 6.050 meters (19.85 feet) left of Relocated Twin Street, survey centerline station 2+046,607; thence north 73 degrees 36 minutes 37 seconds east along the proposed right of way of Relocated Twin Street, and being 3.065 meters (10.056 feet) on the eastern line of the property owned, the common line with property owned by Janie D. Lewis, of record in Book 4542, Page 91, and being 6,050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+049.672; thence south 05 degrees 15 minutes 20 seconds east along the common line, and being 3.776 meters (12,390 feet) to a point on the southeastern corner of the property, the common corner with property owned by Janie D. Lewis, said point being on the northern existing right of way of Twin Street, and being 2,500 meters (8.20 feet), more or less, left of Relocated Twin Street survey centerline station 2+049.000, more or less; thence south 74 degrees 23 minutes 58 seconds west along the existing right of way of Twin Street, and being 15,489 meters (50,816 feet) to a point located on the southwestern corner of the property, the common corner with property owned by Paule E. Rigby, et ux, and being 2,500 meters (8.20 feet); more or less, left of Relocated Twin Street survey centerline station 2+033.800, more or less; thence north 05 degrees 15 minutes 20 seconds west along the common line, and being 3.587 meters (11.768 feet) to the POINT OF BEGINNING, containing 56,000 square meters (603 square feet), more or less.

Being the same property conveyed to Stephanie Pugh, unmarried by Warranty deed from Toni J. Rothfuss, unmarried of record in Instrument No. 20140909-0082524 Register's Office for Davidson County, Tennessee, dated September 03, 2014 and recorded on September 09, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 3399, Page 349, in the Register's Office for Davidson County,

Tennessee.
• Access easement of record in Book 4480, Page 38, in the Register's Office for Davidson County, Tennessee.
• Deed to State of Tennessee of record in Instrument Number 20030328-0040604, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **46 Twin Street, Nashville, Tennessee 37209**.

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 16th DAY OF SEPTEMBER, 2016.

Stephanie Pugh by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHANIE PUGH, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHANIE PUGH.

Witness my hand and official seal, this the 16th of September, 2016.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-19

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