BILL GARRETT, Davidson County
Trans:T20170035727 DEEDWARR
Recvd: 04/27/17 14:46 4 pgs
Fees:23.00 Taxes:869.50
20170427-0041604

This Instrument Prepared By:
Bottorff & Kavin, PLC
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027
(615) 373-1652 (BSL)

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Richard L and Grace L Murphree 9121 Macauley Lane Nolensville, TN 37135	Owner	Part of 187-00-0-02100

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 235,000.00 .

Affiant

Barbara S. Lamb
State of Tennessee
Notary Public
Williamson County

My Commission Expires:

December 16, 2017

Subscribed and sworn to before me this 24th day of April, 2017.

Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I,** PAUL H. TUNE ("Grantor") by these presents do hereby transfer, and convey to RICHARD L. MURPHREE and wife GRACIE L. MURPHREE ("Grantees") their heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being a 5.005, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc. which is attached hereto as EXHIBIT "A".

BEING a PART OF the same property conveyed to PAUL H. TUNE from Martha Ann Tune Lynn as evidenced by deed of record in Instrument No. 20140804-0069687, Register's Office Davidson County, Tennessee.

For purposes of further identification, a Boundary and Division Survey is attached hereto as "EXHIBIT B", with subject property identified as Tract 1 on the said Survey.

This is unimproved property located on Battle Road, Nolensville, TN.

This conveyance is subject to: Property Taxes for 2017 and subsequent years to the Trustee for the Metropolitan Government for Nashville and Davidson County, Tennessee, not yet due and payable. Any rollback taxes to be assessed as a result of the property placed in Greenbelt are the responsibility of the Grantor.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to RICHARD L. MURPHREE and wife GRACIE L. MURPHREE, their heirs and assigns forever.

AND the Grantor does hereby covenant with RICHARD L. MURPHREE and wife GRACIE L. MURPHREE, that he is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said real property to the said RICHARD L. MURPHREE and wife GRACIE L. MURPHREE their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 24th day of April, 2017.

GRANTOR:

PAUL H. TUNE

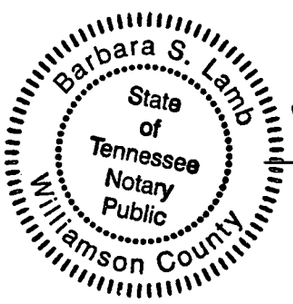
STATE OF TENNESSE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, BARBARA S. LAMB, a Notary Public in and for said State and County, the within named PAUL H. TUNE, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 24th day of April 2017.

My Commission Expires:

December 16, 2017



Notary Public

Prepared by: Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

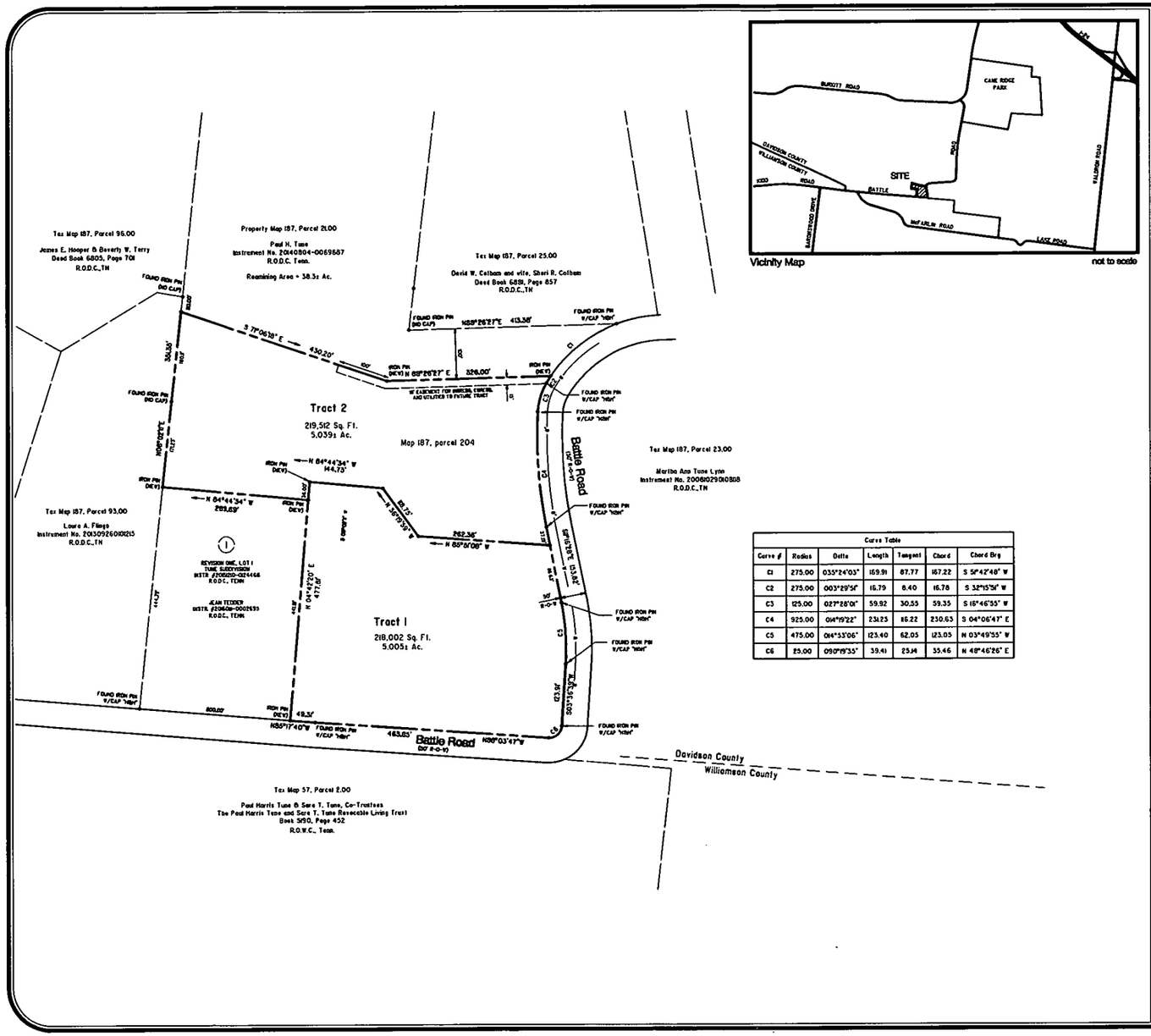
EXHIBIT "A"

Property Description
Portion of
Paul H. Tune Property

TRACT ONE

Being a 5.005 more or less acre tract of land lying in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Paul H. Tune, as evidenced by deed of record at Instrument Number 20140804-0069687, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. #1660, dated December 9, 2016, as follows:

Starting at an iron pin (old) on the northerly margin of Battle Road (50 foot right-of-way), said point being the most southeasterly corner of Lot 1 on the plan of Revision One, Lot One, Tune Subdivision, of record in Instrument No. 20151210-0124466, Register's Office Davidson County, Tennessee;
Thence leaving the northerly margin of Battle Road and with the easterly line of said Lot 1, North 04 Degrees 42 Minutes 20 Seconds East, passing an iron pin set at the northeasterly corner of Lot 1 at 441.81 feet, a total distance of 477.81 feet to an iron pin (new);
Thence with a new line, severing said Tune Property, the following three calls:
South 84 Degrees 44 Minutes 34 Seconds East a distance of 144.73 feet to an iron pin (new);
Thence South 36 Degrees 19 Minutes 59 Seconds East a distance of 118.75 feet to an iron pin (new);
Thence South 85 Degrees 51 Minutes 08 Seconds East a distance of 262.36 feet to an iron pin set on the westerly margin of Battle Road; Thence with said margin of Battle Road, the following six calls:
South 11 Degrees 16 Minutes 28 Seconds East a distance of 116.63 feet to a point;
Thence with a curve to the right having a radius of 475.00 feet through a central angle of 14 Degrees 53 Minutes 06 Seconds, an arc length of 123.40 feet, a chord bearing and distance of South 03 Degrees 49 Minutes 55 Seconds East, 123.05 feet to a point;
Thence South 03 Degrees 36 Minutes 39 Seconds West a distance of 123.91 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 19 Minutes 35 Seconds, an arc length of 39.41 feet, a chord bearing and distance of South 48 Degrees 46 Minutes 26 Seconds West, 35.46 feet to a point;
Thence with the northerly margin of Battle Road, North 86 Degrees 03 Minutes 47 Seconds West a distance of 463.85 feet to an iron pin (old); Thence continuing North 85 Degrees 17 Minutes 40 Seconds West a distance of 49.31 feet to the Point of Beginning, containing 218,002 Square Feet or 5.005 Acres, more or less.



Curve Table						
Curve #	Radius	Delta	Length	Tangent	Chord	Chord Brg
C1	275.00	035°24'03"	169.91	87.77	167.22	S 54°42'48" W
C2	275.00	003°29'54"	16.79	8.40	16.78	S 32°15'54" W
C3	125.00	027°28'08"	59.92	30.55	59.35	S 15°46'55" W
C4	925.00	014°19'22"	234.23	117.82	233.63	S 04°06'47" E
C5	475.00	014°53'06"	123.40	62.05	123.05	N 03°49'55" W
C6	25.00	090°19'35"	39.41	25.14	35.46	N 48°46'26" E

Vicinity Map — not to scale

north

TENNESSEE COORDINATE SYSTEM OF 1983

0 100 200 300

feet

NOTES

1. PROPERTY MAP 187, A PORTION OF PARCEL 21.
2. SITE ACREAGE: TRACT ONE
   218,002 SQUARE FEET OR 5.005± AC.
   TRACT TWO
   219,512 SQUARE FEET OR 5.039± AC.
3. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
4. DEED REFERENCES: MAP 187, PAR. 21
   PAUL H. TUNE
   INSTRUMENT NO. 20140804-0069687
   R.O.D.C., TENN.
5. NO INTERIOR IMPROVEMENTS
7. PROPERTY LIES WITHIN ZONE "X" (NOT A SPECIAL FLOOD HAZARD AREA) PER F.E.M.A. COMMUNITY PANEL NO. 47037C0432F, EFFECTIVE DATE APRIL 20, 2001 (PANEL NOT PRINTED)

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000.

MARK E. LOWRANCE
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1660

Boundary and Division Survey

portion of

Property Map 187 parcel 21

Nashville, Tennessee
31st Council District, Davidson County

PREPARED FOR

Paul H. Tune

Date: December 9, 2016
Scale: 1" = 100'

Anderson, Delk, Epps & Associates Inc.
618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

14-104