THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913581

Bill Garrett Davidson County
Batch# 32181 DEEDWARR
12/01/2017 09:18:27 AM 2 pgs
Fees: $13.00 Taxes: $4,761.90

20171201-0122582

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,287,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2017.

Notary Public

My Commission Expires: MAR. 2, 2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Freeman-Dixon Family Limited Partnership, LP 109 MURPHY COURT NASHVILLE, TN 37203	New Owner	Tax Parcel ID No. 104-06-056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Albert Jack Dale et ux. Marjorie Shaffer Dale and Paul S. Corley et ux. Jo Darlene Dale Corley, d/b/a Corley-Dale Company** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Freeman-Dixon Family Limited Partnership, LP, a Tennessee limited partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of the Bransford Realty Company's Re-Subdivision of Lots Nos. 22 to 30, inclusive in Richland Annex, as of record in Book 332, Page 156, Register's Office for said County, described according to a survey made by Hickerson & Smith Engineering Company, October 16, 1965, as follows:

Beginning at the Southwest corner of Fairfax Avenue and Murphy Road, being the Northeast corner of said Lot No. 31; thence with the Westerly margin of said Avenue, South 1 degree 20 minutes West 60 feet to the corner of Lots 31 and 30; South 87 degrees 00 minutes West 179 feet with the line between said two lots to the Easterly margin of an alley; thence with said alley, North 6 degrees 00 minutes West 86.5 feet to the Southerly margin of Murphy Road; thence with the Southerly margin of said Road, South 85 degrees 00 minutes East 190 feet to the beginning.

Being the same property conveyed to Albert Jack Dale et ux. Marjorie Shaffer Dale and Paul S. Corley et ux. Jo Darlene Dale Corley, d/b/a Corley-Dale Company by Warranty Deed from Edward T. Herbert, Trustee, recorded on the 17th day of August, 1989 in Deed Book 7916, Page 913, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 332, Page(s) 156.

Easement for Slope Easement, recorded in Book 1113, Page 290.

Easement for Ingress/Egress, recorded in Book 4764, Page 515.
Right of Way of Murphy Road.

This is improved property located at 3431 MURPHY ROAD Nashville, TN 37203-1001.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of November, 2017.

Albert Jack Dale

Marjorie Shaffer Dale

Paul S. Corley

Jo Darlene Dale Corley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert Jack Dale, Marjorie Shaffer Dale, Paul S. Corley and Jo Darlene Dale Corley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Corley-Dale Company

By: _____
Albert Jack Dale, Member

By: _____
Jo Darlene Dale Corley, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Albert Jack Dale and Jo Darlene Dale Corley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Members of Corley-Dale Company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of November 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018