WARRANTY DEED

BOOK 11463 PG. 508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Kathy Butts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES May 27, 2001.
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220 Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert L. Butt Family Partnership 1, L. P.	Hubert L. Butt Family Partnership 1, L. P.	104 03 6
(NAME) **3211 Overlook Drive**	(NAME) **3211 Overlook Drive**	26W07815
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) **Nashville, TN 37212**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara K. Breen and James R. Nolan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUBERT L. BUTT FAMILY PARTNERSHIP 1, L.P., A GEORGIA LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS-IN-INTEREST AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, State of Tennessee, being Lot No. 196, on the Map of R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, described as follows:

BEGINNING at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 195 and 196; thence southeastwardly, with the line between said lots, 180 feet to the line of lot 202; thence with the line between lots 196 and 202, northeastwardly 52 feet to the common corner of Lots 196 and 197; thence with the line between said Lots, northwestwardly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of said Drive, southwestwardly 70 feet to the beginning.

Being the same property conveyed to James R. Nolan and Barbara K. Green by deed from Thomas Edward Humphrey, III, married of record in Book 10442, Page 447 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 3211 Overlook Drive, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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, its successors-in-interest and assigns forever; and we do covenant with the said GRANTEE 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, its successors-in-interest 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.

0582875
RECEIVED FOR REFERENCE
99 MAY -5 AM 10:31
640.00 RECORDED 0.00 0.00

Witness my/our hand(s) this 28th day of April, 1999

Barbara K. Breen

Barbara K. Breen

James R. Nolan

James R. Nolan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara K. Breen and James R. Nolan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 28th day of April, 1999.

Commission expires: May 27, 2001

Michael J. Philbin Notary Public

MICHAEL J PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 510

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

05828875

REFERENCE

99 MAY -5 AM 10:31

[illegible]

[illegible] 170000.00
[illegible] TX 425.00
[illegible] FEE 1.00
[illegible] FEE 8.00
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[illegible] 436.00
[illegible] 436.00
[illegible] 10:35 0001 1714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456395