WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,900.00

Dawn R. Ellis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2000.

Tracey Trumpbour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/18/00 10:56 2pgs
Fees:11.00 Taxes:317.83
20000918-0092321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn R. Ellis	GMAC Mortgage Corporation	Map 96
(NAME) 309 Lakebrink Drive	(NAME) 100 Witmer Road	Group 16-0-A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Horsham, PA 19044-0963	Parcel 5
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH M. BUTTRY AND WIFE, AMELIA HOLDER BUTTRY

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAWN R. ELLIS, UNMARRIED AND JAMES B. POWERS AND WIFE, WANDA C. POWERS

, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 5, Phase One on the Plan of Larchwood, a planned unit development, Section One, as of record in Plat Book 6200, Page 51, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joseph M. Buttry and Amelia Holder Buttry by deed from Carolyn L. Ketner of record in Deed Book 10415, page 640, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6299, page 152; Book 6301, page 82; Book 6391, page 449; Book 7434, page 620 and By Laws of record in Book 6299, page 166; Book 6301, page 96, Register's Office for said County.

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

This conveyance is subject to sanitary sewer easement as shown of record in Deed Book 4868, page 616; Book 5569, Page 99 and Book 6592, page 366 and Subject to Charter for HOA in Book 6391, page 434 and amended in Book 6391, page 4401, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 309 Lakebrink Drive, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 13th day of September, 2000.

Joseph M. Buttry

Amelia Holder Buttry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Joseph M. Buttry and Amelia Holder Buttry 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 this 13th day of September, 2000.

My Commission Expires 3/23/02

Notary Public

TRACEY TRUEHART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

File Number200008224
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122