WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/02 09:15 2pgs
Fees:13.00 Taxes:214.60
20020401-0038843

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 28, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Butler Construction	National Bank of Commerce	Map 151-9-A Parcel 143 & 144
(NAME) Lots 143 & 144 Long Hunter Chase	(NAME) 500 Wilson Pike Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood Tennessee 37027	
(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, Barry Construction Company , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott Butler Construction ,d/b/a Scott Allen Butler Construction , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Rutherford** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 143 & 144 on the Plan of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, as shown by plat of record in Plat Book 9700, page 638, of the Register's Office of Rutherford County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Barry Construction Company by deed from JCH Development Company, Inc. of record in Deed Book 9534, page 913, 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 Restrictive Covenants of record in Deed Book 9430, Page 251, Deed Book 9534, Page 938 (1st Amendment), Deed Book 9534, Page 942 (Sec. Of Annexation) Instrument #20010514-0049630 (Sec. Of Annexation) Deed Book 9430, Page 279, (By Laws), Register's Office of said County.

Subject to all matters as set forth per Plat Book 9700, Page 638, Register's Office of said County.

Charter HOA of record in Deed Book 9433, Page 953, Register's Office for said County.

Easement for Water mains and appurtenances of record in Deed Book 10796, Page 619, Register's Office for said County.

Easement for Sewer and or storm drainage of record in Deed Book 9580, Page 930, Register's Office for said County.

Easement for water mains and appurtenances of record in Deed Book 10796, Page 625, Register's Office for said County.

unimproved ☒

This is improved ☐ property, known as Lots 143 & 144 Long Hunter Chase, Antioch, TN 37013

(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 our hands this 28th day of February, 2002.

Barry Construction Company

By: _____

Attest: _____

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 Barry Zeitlin the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/28/2002.

My Commission Expires: _____

JUDY HARRISON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires
October 25, 2003

_____ Notary Public

File Number2202388

RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167