WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,600.00

Christopher W Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2002.

My Commission Expires Jan. 25, 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 12/09/02 11:55 2pgs
Fees:13.00 Taxes:461.02

20021209-0151323

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
Tracie L. Ross	National Bank of Commerce	Map 92, Group 13-0, Parcel 150
(NAME) 3515 Park Avenue	(NAME) 115 29th Avenue South	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville Tennessee 37212	
(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, Scott Butler d/b/a Scott Butler Construction , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracie L. Ross, and Christopher W. Baker , 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. 8 of BLOCK 12 on the Plan of CHARLOTTE PARK COMPANY'S SECOND ADDITION TO NASHVILLE, as of record in Plat Book 57, Pages 160 and 161, 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 Scott Butler Construction by deed from Joe Harrison Bennett of record in Instrument #20020509-0057180, Register's Office for said County.

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

Subject to all matters as set forth per Plat Book 57, Page 160 & 161, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 3515 Park Avenue, Nashville, TN 37209

(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 5th day of November, 2002.

Scott Butler Construction

By: Scott Butler by Belinda Butler Attorney in Fact

Attest:

STATE OF Tennessee
COUNTY OF Rutherford

On this the 11/5/2002, before me personally appeared Belinda Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Scott Butler, and who acknowledged that she executed the same as the free act and deed of the said Scott Butler by virtue of that Power of Attorney, duly executed by the said Scott Butler and appearing of record in Instrument 20020401-0038840, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Cumberland Title, Smyrna, this 5th day of November, 2002

My Commission Expires: 3-2005

Notary Public

TENNESSEE NOTARY PUBLIC AT LARGE DEBBIE C. RUTHERFORD CTY.

File Number2210203
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167