26092

WARRANTY DEED 8477

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$420,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **22ND DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Davidson County DEEDWARR
Recvd: 03/23/06 11:05 2 pgs
Fees:13.00 Taxes:1554.00
20060323-0033285

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Butler	**Cavalry Banking**	**164-00-0-134.00**
(NAME)	(NAME)	
5068 Murfreesboro Rd	**114 West College Street**	
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	**Murfreesboro, TN 37130**	
(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, **Peter C. Hough and wife Paula H. Hough**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Butler, unmarried and David Chase, unmarried**, 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:

Described according to a survey by Blanchard and Parrish, Engineers, dated July 1, 1939, as follows:
Beginning at a dead cedar in what was formerly B.F. Williams' eastern boundary line, formerly Mrs. Hartman's southwest corner; thence south 4° 10' west 813.5 feet to a cedar stake; thence north 88° east 895.5 feet to a stake and persimmon in the western boundary line of a tract of land owned by J.W. Short; thence with the western boundary line of said Short's tract of land, north 0° 45' east 851.5 feet to a post and stake with honey locust pointers; thence south 85° 10' west 853.5 feet to the beginning, containing 16.62 acres, more or less.

Being part of the same property conveyed to Peter C. Hough and wife Paula H. Hough by deed of record in Instrument 20020215-0020505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **12474 Old Hickory Blvd., 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 **my/our hand(s)** this **22nd day of March, 2006**.

Peter C. Hough

Paula H. Hough

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 Peter C. Hough and wife, Paula H. Hough the bargainor(s), 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 Antioch, Tennessee, this 22nd day of March, 2006.

Commission expires: 8/20/07
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.