**WARRANTY DEED 10564**

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$399,760.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **2ND DAY OF MAY, 2007.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/04/07 12:44 2 pgs
Fees:13.00 Taxes:1479.11
**20070504-0053840**

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Jerry Butler Builders, LLC** | **OWNER** | **165-00-0-105.00** |
| (NAME) | (NAME) | |
| **5068 Murfreesboro Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **LaVergne, TN 37086** | | |
| (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, **Lawrence D. Davenport and wife Ann P. Davenport**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Butler Builders, LLC**, 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:

**Land being in the 2nd Civil District of Davidson County, Tennessee, and being described according to a survey by John B. Rainey, Surveyor #823, dated August 31, 1978, and known as Job No. 78-400 as follows:**

**Beginning at an iron pin on the northerly margin of Maxwell Road, said point of beginning being S83 degrees 23' 44" E 357.66' from the intersection of the northerly margin of said Maxwell Road and the center line of an old lane; thence leaving the margin of said road N 5 degrees 01' 47" E 2593.64' to an iron pin; thence S 87 degrees 04' 32" E 335.42" to an iron pin; thence S 4 degrees 33' 40" W passing an iron pin at 2206.91' in all 2626.91' to an iron pin, said iron pin being in the original Davenport southerly line; thence N 85 degrees 08' 21" W 117.0' to a point on the northerly margin of the aforesaid Maxwell Road; thence with the margin of said road the following three calls: N 78 degrees 16' 29" W 69.14' to a point; thence N 80 degrees 21' 00" W 158.87' to a point; thence N 83 degrees 23' 44" W 12.65' to the point of beginning, containing 20.75 acres, more or less.**

**Being the same property conveyed to Lawrence D. Davenport et ux Ann P. Davenport by deed (DB+Q C) from Lena D. Davenport, Luther J. Dorris et ux Peggy E. Dorris, Robert N. Davenport et ux Dolores P. Dave of record in Deed Book 5341 and Page 990 on 04/17/2007 and filed for record on 09/25/1978, Register's Office for said County.**

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

unimproved ☒

This is improved ☐ property, known as **Maxwell Road, 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 2nd day of May, 2007.

Lawrence D. Davenport

Lawrence D. Davenport

Ann P. Davenport

Ann P. Davenport

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 Lawrence D. Davenport and wife, Ann P. Davenport 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 2nd day of May, 2007.

Commission expires:8/20/07

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD TENN.

Lori Holloway

Notary Public