File No. 270500006

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 10:38 2 pgs
Fees:13.00 Taxes:2460.50
20070612-0070295

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 8-16-08

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$665,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Von Hopffgarten	New Owner	174-106
(NAME) 3378 Old Franklin Road	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ***I, John Butler, unmarried***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ***Peter Von Hopffgarten and Sandra Von Hopffgarten***, Married, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being <u>TRACT NO. 8</u>: BEGINNING AT A POINT in the South margin of Old Franklin Road, said point being South 49 degrees 48 feet east 1034.21 feet along said south margin of Old Franklin Road from northeast corner of the property conveyed to Minna Ethel Colbertson by deed of record in Book 972, page 520, Register's Office for Davidson County, Tennessee; thence South 6 degrees 22' West 1615.43 feet to a point, said point being the southwest corner of Tract No. 7; thence North 82 degrees 42' West 205.0 feet to a point, said point being the southeast corner of Tract No. 9; thence with the east line of Tract No. 9 North 6 degrees 25' east 1747.92 feet to a point in the South margin of Old Franklin Road; thence with said south margin of Old Franklin Road South 49 degrees 48 east 245.0 feet to the point of beginning containing 7.2 acres more or less according to said survey.

<u>TRACT NO. 9</u>: BEGINNING AT A POINT in the south margin of Old Franklin Road said point being South 49 degrees 45' East 789.21 feet along said South margin of Old Franklin Road from the northeast corner of the property conveyed to Minna Ethel Culbertson by deed of record in Book 972, Page 520, Register's Office for Davidson County, Tennessee; thence with the west line of Tract No. 8 South 6 degrees 25' West 1747.92 feet to a point; said point being the southwest corner of Tract No. 8 thence with a line of Tract No. 6 North 60 degrees 42' West 662.91 feet to a point in Colbertson's east line North 6 degrees 38' east 579.84 feet to a point, said point being the southwest corner of Tract No. 11; thence with south lines of Tract Numbers 10 and 11 south 82 degrees 33' east 445.00 feet to a point said point being the southeast corner of Tract No. 10; thence with the east line of Tract No. 10 North 6 degrees 45' east 1281.83 feet to a point in the south margin of Old Franklin Road; thence south 49 degrees 48' east 250.0 feet to the point of beginning, containing 14.8 acres more of less according to said survey.

Being the same property conveyed to John Butler by Warranty Deed from Ronnie Duke, unmarried, dated September 13, 2002, and of record in Instrument No. 20020920-0114891, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3378 Old Franklin 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 25th day of May, 2007.

John Butler

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John Butler the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of May, 2007.

Commission expires: 8/16/09

Notary Public

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC CONNIE BEARD STATE OF

File Number: 270500006

RETURN TO:

Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129