Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Cecil Almeron Butler Legacy Trust 509 Marthona Rd Madison, TN 37115	NEW OWNER	04211001700

BILL GARRETT, Davidson County
Trans:T20090073107 DEEDWARR
Recvd: 10/28/09 08:41 2 pgs
Fees:13.00 Taxes:440.30

20091028-0099319

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of October, 2009.

Notary Public

My Commission Expires: _____
(Affix Seal)

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Cecil Rumsey, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **The Cecil Almeron Butler Legacy Trust, ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 24 on the Plan of Morning View Subdivision, Sectin III, of record in Book 2083, Page 112, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the westerly margin of Marthona Road, at the common corner of Lots 24 and 50; thence with the line between said lots, westwardly 150 feet to a point; thence northwestwardly 128.1 feet to a point on the easterly margin of Graycroft Avenue; thence with the margin of said avenue, northeastwardly 180.11 feet to the beginning of a curve; thence around said curve eastwardly 31.42 feet to the southerly margin of Marthona Road; thence with said Road, southeastwardly 37.09 feet, and continuing with the margin of said road, southeastwardly and southwardly, along a curve, 263.18 feet to a point, and continuing with said road, southwardly 4.78 feet to the beginning.

Being the same property conveyed to Horace Lee Smith, Jr. and Lori Ann Smith Reynolds by deed of record in Instrument No. 20090421-0036233, Register's Office for Davidson County, Tennessee.

Also Being the same property conveyed to Cecil Rumsey, by Warranty Deed from Horace Lee Smith, Jr. and Lori Ann Smith Reynolds, dated October 16, 2009, and recorded in Instrument No.
~~20091028009750~~ 20091028009~~7503~~ 20091028 00099318, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **509 N Marthona Rd, Madison, TN 37115**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **October, 2009.**

GRANTOR(S)

Cecil Rumsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Cecil Rumsey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **16th** day of **October, 2009.**

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012