BILL GARRETT, Davidson County
Trans:T20100017095 DEEDWARR
Recvd: 03/24/10 10:02 2 pgs
Fees:13.00 Taxes:249.75

20100324-0021909

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100200076

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of MARCH, 2010

Notary Public

MY COMMISSION EXPIRES: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CALEB MUNDY 213 HART LANE NASHVILLE, TN 37207	New Owner	060-12-0-068.00

FOR AND IN 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,

EVELYN HASTINGS BUTLER AND DANNY RAY HASTINGS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CALEB MUNDY, A SINGLE MAN

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 in the 12th Civil District of Davidson County, Tennessee, being Tract No. 2, unrecorded and more particularly described according to a survey by M.H Ragan, Surveyor, dated August 19, 1959, and described as follows:

Beginning at an iron pin in the north margin of a 25 foot right of way to Hart Street, said point being 2,152.6 feet, more or less, east of the center line of Dickerson Pike; thence North 4 deg. 55 min. East, 197.0 feet to an iron pin; thence South 84 deg. 35 min. East, 50.0 feet to an iron pin; thence South 4 deg. 55 min. West, 197.0 feet to an iron pin in the north margin of a 25 foot right of way to Hart Street; thence North 84 deg. 35 min. West, 50.0 feet to the point of beginning.

Being the same property conveyed to Dorothy Faye Hasting. Evelyn Hastings Butler and Danny Ray Hastings, as joint tenants in common with right of survivorship, by Quitclaim Deed from Dorothy Faye Hastings, dated 8-4-08 and recorded 8-20-08 in Instrument No. 20080820-0085344, and being the same property previously conveyed to William Porter Hastings and wife, Dorothy Faye Hastings, by Deed from Dewey E. Moore and wife, Esther R. Moore, dated 9-17-59 and recorded 9-18-59 in Book 2960, page 578, in the Register's Office of Davidson County, Tennessee. The said Dorothy Faye Hasting having since died vesting property to Evelyn Hastings Butler and Danny Ray Hastings, as joint tenants in common with right of survivorship.

Included in the above description, but excluded from this conveyance is that portion of the above described property having been conveyed to the Metropolitan Government of Nashville and Davidson County for permanent right of way, by Warranty Deed from William Porter Hastings and wife, Dorothy Faye Hastings, dated 4-7-80 and recorded 4-7-80 in Book 5587, page 749, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly right of way of Hart Lane, said point being on the common property line between Parcel 67 and Parcel 68 as shown on Sheet 60-12 of the Metropolitan Nashville and Davidson County Property Maps; thence along said common property line North 4 deg. 55 min. East, 21.27 feet to a point on the proposed northerly right of way of Hart Lane, being a curve having a radius of 2894.70 feet; thence along said proposed right of way 50.01 feet to a point on the common property line between Parcel 68

and Parcel 69; thence along said common property line South 4 deg. 55 min. West, 20.73 feet to a point on the existing northerly right of way of Hart Lane; thence North 84 deg. 35 min. West, 50 feet to the point of beginning.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved (X) property known as **213 HART LANE, NASHVILLE, TN 37207**
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 18th day of MARCH, 2010.

Evelyn Hastings Butler
EVELYN HASTINGS BUTLER

Danny Ray Hastings
DANNY RAY HASTINGS

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 EVELYN HASTINGS BUTLER AND DANNY RAY HASTINGS the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of MARCH, 2010.

Commission Expires:_____

Gail C. Victory
Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010