WARRANTY DEED

Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY, NOTARY PUBLIC, STATE OF TENNESSEE, DAVIDSON COUNTY

DEANIE L. GREGORY, ATTY. THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The 1936 Waterford Drive Trust, First Jordan, LLC as Trustee	The 1936 Waterford Drive Trust, First Jordan, LLC as Trustee	053 06 0A 115.00
(NAME)	(NAME)	
P. O. Box 791	P. O. Box 791	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(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, Jerry A. Butler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 1936 Waterford Drive Trust, First Jordan, LLC as Trustee, 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 Davidson County, Tennessee, being Lot No. 115 on the Plan of Waterford, Phase 3, of record in Plat Book 7900, Page 707, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jerry A. Butler, unmarried, by Warranty Deed from Larry Powell, unmarried, which deed is dated November 4, 1994 and recorded in Book 9514, Page 564 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERFORD OF RECORD IN BOOK 8694, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS RESTATED IN BOOK 8699, PAGE 462 SAID REGISTER'S OFFICE AND DECLARATION OF ANNEXATION OF SAME PHASE 3 OF RECORD IN BOOK 9309, PAGE 847, SAID REGISTER'S OFFICE. FURTHER SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF PLANNED UNIT DEVELOPMENT BOUNDARY OF WATERFORD OF RECORD IN PLAT BOOK 6900, PAGE 540 AND PHASE 3 OF SAID PLAN OF RECORD IN BOOK 7900, PAGE 707, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO BY-LAWS OF WATERFORD COMMUNITY ASSOCIATION, INC. OF RECORD IN BOOK 8715, PAGE 583 AND SUCH MATTERS AS ARE SET FORTH ON SURVEY OF ANDERSON-DELK & ASSOCIATES, DATED 2/21/92 PREPARED BY JAMES W. CLARK, REGISTERED LAND SURVEYOR, NO. 1445.

unimproved ☐

This is improved ☑ property, known as 1936 Waterford Drive, Old Hickory, TN 37138
(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 hand this 13th day of May, 2010.

Jerry A. Butler

BILL GARRETT, Davidson County
Trans:T20100030108 DEEDWARR
Recvd: 05/19/10 10:33 2 pgs
Fees:13.00 Taxes:277.50

20100519-0038595

STATE OF TENNESSEE

COUNTY OF Davidson

On this 13th day of May, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry A. Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

