WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,000.00**

Herbert Wood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON P. PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires: JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20110076227 DEEDWARR
Recvd: 12/02/11 13:34 2 pgs
Fees:13.00 Taxes:192.40
20111202-0094147

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Wood **Victoria Wood**	**NEW OWNER**	**59-15-121**
(NAME) **346 Ewing Drive**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(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, **Jeanan Mills Stuart, Conservator for Andrew Butler, Sr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Herbert Wood and wife, Victoria Wood**, 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. 267 on the Plan of Section 2, Haynes Manor, as of record in Book 3700, page 88, Register's Office for said County.

SAID Lot No. 267 fronts 75 feet on the southerly side of Work Drive, and extends back between parallel lines, 135 feet to a dead line.

Being the same property conveyed to Andrew Butler a/k/a Andrew Butler, Sr. and wife, Arneaz Butler by deed from Cumberland Builders, Inc. of record in Book 4200, page 800 Register's Office for Davidson County, Tennessee, The said Arneaz Butler having died on April 10, 1978 resulting in title being vested by operation of law in Andrew Butler, Sr., as surviving tenant by the entireties. Jeanan Mills Stuart has been appointed conservator of the property of Andrew Butler, Sr., by Order of the Court entered on August 2, 2010, in case # 10P-507 pending in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, and pursuant to a subsequent order in the case entered on September 14, 2011, Jeanan Mills Stuart was authorized to sell the property hereinabove described and on November 18, 2011, an order was entered approving the sale of the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **725 Work Drive, Nashville, TN 37207**

(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 1st day of December, 2011.

Jeanan Mills Stuart, Conservator
Jeanan Mills Stuart, Conservator for Andrew Butler, Sr.

for Andrew Butler, Sr.

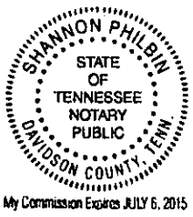
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanan Mills Stuart, and who, upon her oath, acknowledged herself to be the Conservator for the within named Andrew Butler, Sr. being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1ST DAY OF DECEMBER, 2011.

Commission expires:





Notary Public