# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120065785 DEEDWARR
Recvd: 09/04/12 08:50 2 pgs
Fees:13.00 Taxes:1143.30
20120904-0079264

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/1/16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| John J. Routh | NEW OWNER | 155160A35400CO |
| (NAME) | (NAME) | |
| 6513 Buttercup Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (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, **Charles O. Mann Jr. Successor Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John J. Routh and Emily M. Routh , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 354, on the plan of Traceside, Section 11, of record in Instrument 200009220094253, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to John L. Van Cleave, Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008, as heretofore or hereafter amended, his successors and assigns by Deed from Steven C. Pape and Jill N. Pape, husband and wife, dated 01/17/2008 and filed for record on 01/18/2008 in Instrument 200801180005758, Register's Office for Davidson County, Tennessee. Agreement of Resignation of Trustee and Appointment of Successor Trustee of record in Instrument No. 20120222-0015363, said Register's Office.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 11700, Page 59, Plat Book 11700, Page 60, Plat Book 11700, Page 61, Instrument 200009220094253, said Register's Office.
Restrictions of record in Book 9236, Page 504, said Register's Office. Restated and Amended Restrictions of record in Book 9435, Page 493, as amended of record in Book 9677, Page 675, as amended of record in Instrument 200201110004996, as amended of record in Instrument 200201160006610, said Register's Office.
Restrictions of record in Book 11483, Page 98, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200101160004786, said Register's Office.
By-Laws of record in Book 9668, Page 899, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 7598, Page 747, said Register's Office.
Charter of record in Book 9668, Page 894, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200102210016218, said Register's

Office.
Certificate of Trust of record in Instrument 201202220015364, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 6513 Buttercup Drive, Nashville, TN 37221
(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/or 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/or 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 23rd day of August 2012

Charles O. Mann Jr. Successor Trustee

Charles O. Mann Jr. Successor Trustee of the Volunteer
Real Estate Trust u/t/a January 9, 2008

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. Mann, Jr., Trustee of the Volunteer Real Estate Trust u/t/a January 9, 2008, with whom I am personally acquainted and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2012.

Notary Public
My Commission Expires:

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012