BILL GARRETT, Davidson County
Trans:T20130005693 DEEDWARR
Recvd: 01/22/13 10:30 2 pgs
Fees:13.00 Taxes:562.03
20130122-0006760

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of January, 2013.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin R. Buttrey **Natasha K. Buttrey**	**New Owner**	**Map\Parcel: 018-15-0-12.01**
539 Moncrief Avenue		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Gabriel D Salley and Jennifer M Salley, husband and wife

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

Justin R. Buttrey and wife, Natasha K. Buttrey

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:

A certain Tract or Parcel of Land in Davidson County, Tennessee, being described as follows:

Land in Davidson County, Tennessee, 10th Civil District, City of Goodlettsville, being Lot No. 3 of the original subdivision of Lots 41 and 42 of the Moncrief Subdivision, and more particularly described according to a re-survey by A.L. Nimmo, Surveyor, as follows:

Beginning at the common corners of Lot 1 and 3 on the southerly margin of Moncrief, between Lots 1 and 3, thence South 35 degrees East 303 feet to the common corner of 1, 3, 2 and 4; thence South 65 degrees West 100 feet to the common corner of Lots 3, 4, and 5; thence on the line between Lots 3 and 5, North 35 degrees West 303 feet to the southerly margin of Moncrief Avenue; thence with the margin of Moncrief Avenue, North 65 degrees East 100 feet to the point of beginning.

Being the same property conveyed to Gabriel D. Salley and Jennifer M. Salley, husband and wife by Warranty Deed from PTE Development, LLC, a limited liability company, PTE Development, LLC, as Settlor and Beneficiary for the 539 Sarah Mae Moncrief Trust, and Phil Baumgart a/k/a Phillip Baumgart a/kla Phillip L. Baumgart, Trustee for the 539 Sarah Mae Moncrief Trust, of record in Instrument No. 20101001-0078355, dated September 24, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 539 Moncrief Avenue, Goodlettsville, TN 37072.

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 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/our hand(s) this 3rd day of January, 2013.

Gabriel D Salley

Jennifer M Salley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gabriel D Salley and Jennifer M Salley, husband and wife , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of January, 2013.

My Commission Expires: 9/23/13

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **121147CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027