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| **THIS INSTRUMENT WAS PREPARED BY**<br><br>Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 410<br>Nashville, TN 37203<br><br>BILL GARRETT, Davidson County<br>Trans:T20130040011 DEEDWARR<br>Recvd: 05/14/13 10:05 2 pgs<br>Fees:13.00 Taxes:1480.00<br>20130514-0048350 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.<br><br>Dennis L. Butler<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2013.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 1-9-16<br><br>(AFFIX SEAL) |

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dennis L. Butler | owner | 008-00-0-197 |
| 3750 Baxter Road | | |
| 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, **Mark Denny, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis L. Butler, unmarried,**

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 lying in Davidson County, Tennessee, according to a survey by Jim McAleer, dated August 12, 1994, as follows:

Beginning at an iron rod in the northerly margin of Baxter Road, said point being the southeasterly corner of lands conveyed to Alvin Hawkins, of record in Book 3857, Page 912 and the southwesterly corner of lands conveyed to Bobby Moody, as of record in Book 5250, Page 998, thence with the northerly margin of Baxter Road and along a curve to the right, said curve having a radius of 850.16 feet, and arc length of 227.14 feet and a chord bearing a distance of North 77 degrees 19 minutes 23 seconds West 226.47 feet to an iron rod, thence leaving said margin North 06 degrees 09 minutes 15 seconds East 1,744.21 feet to an iron rod; thence South 77 degrees 17 minutes 52 seconds East 226.48 feet to an iron rod in Moody's westerly line; thence with Moody's westerly line South 06 degrees 09 minutes 15 seconds West 1,744.11 feet to the point of beginning and containing 9.035 acres, more or less.

Being the same property conveyed to Mark Denny by Warranty Deed from Daniel Dee Reeder and wife, Brenda Kay Reeder of record in Instrument Number 20020605-0068434, Register's Office for Davidson County, Tennessee, dated May 31, 2002 and recorded on June 5, 2002. This property is not a marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3750 Baxter Road, Joelton, TN 37080.**

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, his heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 8th day of May, 2013.

Mark Denny

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 **Mark Denny,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2013.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN