BOX 10-A

# WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans: T20130048677 DEEDWARR
Recvd: 06/11/13 10:42 2 pgs
Fees: 13.00 Taxes: 703.00

20130611-0059191

KEVIN O. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Samuel Ruth | First Citizens National Bank | |
| (NAME) | (NAME) | 55-68 |
| 4155 Libble Road | 9045 Carothers Blvd. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Franklin, TN 37067 | |
| (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, **NEIL O. BUTTRAM AND WIFE, BERTHA M. BUTTRAM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL DAVID RUTH AND ASHLEY RUTH, HUSBAND AND WIFE,** 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 parcel of land in the 13th Civil District of Davidson County, Tennessee, described from a survey entitled "part of the Tinsley Drake Farm" made by John Wilkes, Civil Engineer, dated Jan. 6, 1941, as follows:

Beginning at a point on the northwest margin of Old Hydes Ferry Turnpike, now Libble Road, being 939 feet , more or less northeast of the northerly margin of State Highway No. 12, the same being the extreme southeast corner of the L. L. Mayberry property; thence northeasterly along Old Hydes Ferry Turnpike, now Libble Road, 681 feet to a point; thence northwesterly 325° 1591 feet to a large red oak; thence southwesterly 420 feet with the southeasterly margin of the Langford property to a point, being the extreme northeasterly corner of the L. L. Mayberry property, a large red oak; thence southeasterly 2026 feet with the northeasterly margin of the L. L. Mayberry property to the point of beginning, containing 25 acres, more or less.

Being the same property conveyed to Neil O. Buttram and wife, Bertha M. Buttram by Warranty Deed from Robert Denney and wife, Ardelia Denney dated March 5, 1974 of record in Book 4797, page 371, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4155 Libble Road, Nashville, TN 37218
(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 our hands this 7 day of June, 2013.

Neil O. Buttram

Neil O. Buttram

Bertha M. Buttram

Bertha M. Buttram

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 Neil O. Buttram and wife, Bertha M. Buttram , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of June, 2013.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public