BILL GARRETT, Davidson County
Trans:T20130067214 DEEDWARR
Recvd: 08/06/13 09:30 2 pgs
Fees:13.00 Taxes:697.45

20130806-0081998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$186,000.00~~ $108,500.00

Carla A. Moore
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2013.

Brian D. Mitchell
NOTARY PUBLIC

MY COMMISSION EXPIRES January 9, 2016

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5636 FARNHAM

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michelle Farnham	~~same~~ New Penn Financial, LLC	156-00-0-041.01
7867 Hwy. 100	4000 Chemical Road	
Nashville, TN 37221	Plymouth Meeting, PA 19462	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VIVIAN R. BUTTREY, UNMARRIED

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

mMICHELLE L. FARNHAM, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7867 Hwy. 100, Nashville, TN 37221

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 on the 29th day of July, 2013.

Vivian R. Buttrey
Vivian R. Buttrey

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, VIVIAN R. BUTTREY, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of July, 2013.

Notary Public Chad I. Pearman

My Commission Expires: My Commission Expires 06-21-2016

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being in the 9th, formerly the 14th Civil District of said County and State, being Lot No. 7 on the unrecorded plan of Harpeth Heights, Section 3, described according to a survey made by Hal R. Swann, Jr., Surveyor, September 21, 1963, as follows: Beginning on the Southerly margin of Highway No. 100 at a point 246.5 feet West of the Northwest corner of the property conveyed to Elsie Goodard Miller by deed from Alice McMahon, Trustee, of record in Book 1916, Page 459, Register's Office for said County, being at the intersection of the Westerly margin of Warner Hills Drive; thence with the Southerly margin of said Highway, Westwardly 146 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, Southwardly 300 feet; thence Eastwardly 146 feet to the Westerly margin of Warner Hills Drive; thence with said Drive, Northwardly 300 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from James M. Jones, Trustee to Vivian R. Buttrey, solely as recorded on the 17th day of September, 1976 in Deed Book 5069, Page 474 and Warranty Deed from Estill Clark Goodwin and wife, Beverly K. Goodwin to Marshall W. Buttrey et ux Vivian R. Buttrey as recorded on the 18th day of May, 1972 in Deed Book 4602, Page 427, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Easement for Public Utilities, recorded in Book 11473, Page 879.