WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085034 DEEDWARR
Recvd: 10/02/13 10:13 2 pgs
Fees:13.00 Taxes:684.50
20131002-0103310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Scruggs, Trustee	**SAME**	**072 05 0 147.00 (TRACT 1)**
(NAME) **4803 Gallatin Pike**	(NAME)	**072 07 0 063.00 (TRACT II)**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(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, **Beatrice Cayce** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert L. Scruggs, Trustee of The Melissa A. Butler Education Trust,** 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:

TRACT 1:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 33 on the plan of Dr. E. T. Brown's Subdivision of the J. B. King Land, as of record in Book 332, page 69, Register's Office for said county, described as follows, to-wit:

Beginning on the southerly margin of Trinity Lane at the corner of Lots 33 and 34, being the northeast corner of the property conveyed to Earl L. Hiland and wife, by deed from Harvey H. LaFollete and wife of record in Book 1683, page 172, said Register's Office; thence with the line between said two lots and Hiland's easterly line southwardly 193.3 feet, more or less, to the northwest corner of the property conveyed to Clifton J. Dukes and wife by deed from W. D. Wyatt and wife, of record in Book 3185, page 504, said Register's Office; thence with Duke's northerly line eastwardly 50 feet to the line between lots nos. 33 and 32; thence notherly with said line 187 ½ feet, more or less, to the southerly margin of Trinity Lane; thence westwardly 50 feet to the point of beginning.

BEING the same property conveyed to William W. Cayce by Warranty Deed recorded October 23, 1984, from George F. Cranor, Jr. and Jarman M. Cranor, II, of record in Book 6409, page 212, Register's Office for Davidson County, Tennessee. The said William W. Cayce having since died; therefore leaving said property to his wife, Beatrice Cayce by Will filed of record in Book 195, page 379, Register's Office for Davidson County, Tennessee.

TRACT 2:
LAND in Davidson County, Tennessee, being the eastern one-half of Lot No. 17 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said eastern one-half of Lot No. 17 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between parallel lines 264 feet on the west side and 261.4 feet on the east side to a dead line and measures 50 feet on said line.

BEING the same property conveyed to Beatrice M. Cayce by Quitclaim Deed from Betty Cayce Huffine, Sherry Cayce Quast and Robert Cayce, recorded on September 12, 2008, and filed of record in Instrument No. 20080912-0093490, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as **1030 East Trinity Ln & 1164 Kirkland Ave, Nashville, TN**

(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 my hand this 30th day of September, 2013.

Beatrice Cayce

Beatrice Cayce

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Beatrice Cayce, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Robert L Scruggs

Notary Public