BILL GARRETT, Davidson County
Trans:T20130089082 DEEDWARR
Recvd: 10/16/13 10:57 2 pgs
Fees:13.00 Taxes:777.00
20131016-0108003

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130900547

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
11th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 3/28/15

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Frias Martinez **6211 Pettus Road** **Cane Ridge, TN 37013**	Regions 2050 Parkway Office Circle Birmingham, AL 35244	**181-00-0-107.00**

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 ACKNOWLEDGED, WE,

Tony W. Buttrey and wife, Linda D. Buttrey

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

Juan M. Frias Martinez, an unmarried man and Jose M. Anchondo Marinelaren, and Blanca D. Mendoza Alarcon, 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:

LAND in the 5th Civil District of Davidson County, Tennessee, described as Tract #2 according to a survey by C. K. McLemore, Surveyors, dated May 23, 1968, as follows:

BEGINNING at an iron post in the westerly margin of Pettus Road, 199.5 feet northwardly from Smith Property; thence North 82 degrees West, 631 feet to an iron post; thence North 16 degrees 45 minutes East, 226.6 feet to an iron post, a corner of Potts Property; thence with the dividing line between Tracts 2 and 3, South 79 degrees 15 minutes East, 625.6 feet to an iron post in the westerly margin of Pettus Road; thence with the westerly margin of Pettus Road, southwardly 198.8 feet to the point of beginning, and containing 3 acres, more or less.

BEING the same property conveyed to Tony W. Buttrey and wife, Linda D. Buttrey by Warranty Deed from Donald L. Buttrey and wife, Mattie F. Buttrey dated 7/26/90 and recorded 7/26/90 in Book 8161, Page 33, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as **6211 Pettus Road, Cane Ridge, TN 37013**
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 11th day of October, 2013.

Tony W. Buttrey

Tony W. Buttrey

Linda D. Buttrey

Linda D. Buttrey

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 Tony W. Buttrey and Linda D. Buttrey the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 11th day of October, 2013.

Commission Expires:_____

Gail C. Victory

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014