BILL GARRETT, Davidson County
Trans:T20130097541 DEEDWARR
Recvd: 11/15/13 13:02 5 pgs
Fees:28.00 Taxes:691.89
20131115-0118367

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
JANICE L. BUTLER 5294 Brick Church Pike Goodlettsville, TN 37072	Same	P/O 018-00-0-022.00 P/O 018-00-0-023.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HORACE J. DRAKE AND REBECCA F. DRAKE, TRUSTEES OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91 and HORACE J. DRAKE AND REBECCA F. DRAKE, TRUSTEES,** have this day bargained and sold, and do hereby transfer and convey unto the said **JANICE L. BUTLER, a married woman,** her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1

Being Tract 11 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 390.73 feet; thence, N 79° 39' 56" E, 16.12 feet; to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01° 11' 07" W, 2348.28 feet to an iron pin (new), in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT; thence with the boundary of said tract of land which belongs to William T. Carlisle, as follows: thence, N 53° 35' 03" E, 93.74 feet to a fence post (old); thence, S 84° 57' 30" E, 209.57 feet to a point marked by a witness pin (old), at S 44° 14' 21" W, 2.88 feet from said point; thence, S 82° 41' 40" E, 15.26 feet to an iron pin (new), in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, as follows: S 01°11' 07" E, 864.27 feet to an iron pin (new); thence, S 90° 00' 00" W, 150.03 feet to an iron pin (new); thence, S 01° 11'07" E, 1493.37 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: S 80° 20' 10" W, 63.37

feet, thence with a curve to the left, having a radius of 8237.42 feet, an arc distance of 88.36 feet, and a chord bearing and distance of S 80° 01' 44" W, 88.36 feet, to the point of beginning, containing 11.18 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being a portion of that property which was conveyed to Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, by Horace Johnson Drake and Rebecca Flowers Drake, in a deed of record which is recorded in Deed Book 8512, Page 653, Register's Office for Davidson County, Tennessee, (RODCT).

The above-described tract of land is subject to a portion of a Tennessee Valley Authority easement, as shown on the plat, this survey.

Tract 2

Being Tract 12 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, said iron pin being located from an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, N 79° 36' 34" E, 254.90 feet, to the point of beginning, the southwest corner of this tract, and continuing with a new line, as follows: N 01° 11' 07" W, 1546.70 feet to an iron pin (new); thence, S 68° 21' 58" W, 45.61 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green; thence, N 78° 39' 26" W, passing a common corner of said tract of land which belongs to Bob Green, and a second tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, and continuing on in all, 246.71 feet to an iron pin (old), a corner of said second mentioned tract of land which belongs to Bob Green, in the easterly boundary of a tract of land which belongs to David R. Ferguson, having a deed reference in Instrument No. 20050727-0087527, RODCT; thence, N 06° 35' 29" E, 538.51 feet to an iron pin (old), a corner of said tract of land which belongs to David R. Ferguson, in the southerly boundary of a tract of land which belongs to William T. Carlisle, having a deed reference in Instrument No. 20030508-0061513, RODCT; thence, N 53° 35' 03" E, 441.58 feet to an iron pin (new); in the southerly boundary of said tract of land which belongs to William T. Carlisle; thence with a new line, S 01° 11' 07" E, 2348.28 feet to an iron pin (new); in the northerly margin of Brick Church Pike; thence with the northerly margin of Brick Church Pike, as follows: with a curve to the left, having a radius of 8237.42 feet, an arc distance of 16.12 feet, and a chord bearing and distance of S 79° 39' 56" W, 16.12 feet; thence, S 79° 36' 34" W, 135.83 feet, to the point of beginning, containing 11.53 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being a portion of that property which was conveyed to Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, by Horace Johnson Drake and Rebecca Flowers Drake, in a deed of record which is recorded in Deed Book 8512, Page 653, Register's Office for Davidson County, Tennessee, (RODCT).

Tract 3

Being Tract 13 of an unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

A tract of land in the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (new), in the northerly margin of Brick Church Pike, in the easterly boundary of a tract of land which belongs to Bob Green, having a deed reference in Instrument No. 20120203-000983, RODCT, the southwest corner of this tract, and continuing, as follows: N 06° 23' 08" E, 1585.37 feet to an iron pin (old), a corner of said tract of land which belongs to Bob Green; thence with a new line, as follows: N 68° 21' 58" E, 45.61 feet, to an iron pin (new); thence, S 01°11' 07" E, 1546.70 feet to an iron pin (new), in the northerly margin of Brick Church Pike; thence, S 79° 36' 34" W, 254.90 feet, to the point of beginning, containing 5.20 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

Being a portion of that property which was conveyed to Horace J. Drake and Rebecca F. Drake, Trustees of the Horace J. Drake and Rebecca F. Drake Caring Trust U.T.A. 9-3-91, by Horace Johnson Drake and Rebecca Flowers Drake, in a deed of record which is recorded in Deed Book 8512, Page 653, and further being the same property conveyed to Horace J. Drake and Rebecca F. Drake, Trustees by quitclaim deed from Edwin Nix and wife, Ira Nix, of record in Book 11627, Page 877, dated August 18, 1999, Register's Office for Davidson County, Tennessee, (RODCT).

RESTRICTIONS

This conveyance is made subject to the following restrictions:

1. No single or doublewide mobile homes permitted.

2. Any one (1) story home constructed must contain a minimum of 1,800 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.

3. Any two (2) story home constructed must contain a minimum of 2,400 sq. ft. excluding carports, garages and breezeways. Foundation is to be faced with brick or stone.

This conveyance is further made subject to a cemetery located on Tract 1 or Tract 11 of the unrecorded survey by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee 37172, dated September 30, 2013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $186,997.00.
Subscribed and sworn to before me this 15 of November 2013.
My Commission Expires: 3/8/16

JUDY CALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public

This is unimproved property located on Brick Church Pike, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15 day of November, 2013.

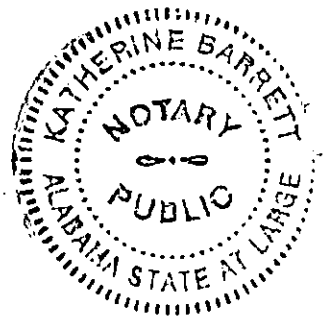
HORACE J. DRAKE, TRUSTEE OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91 and HORACE J. DRAKE, TRUSTEE

REBECCA F. DRAKE, TRUSTEE OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91 and REBECCA F. DRAKE, TRUSTEE

STATE OF ALABAMA
COUNTY OF Madison

Personally appeared before me, Katherine Barrett a Notary Public in and for said County and State, **HORACE J. DRAKE AND REBECCA F. DRAKE, TRUSTEES OF THE HORACE J. DRAKE AND REBECCA F. DRAKE CARING TRUST U.T.A. 9-3-91 and HORACE J. DRAKE and REBECCA F. DRAKE, TRUSTEES,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, Alabama, this the 5th day of November, 2013.



Katherine Barrett
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 27, 2015