BILL GARRETT, Davidson County
Trans:T20130097827 DEEDWARR
Recvd: 11/18/13 10:59 2 pgs
Fees:13.00 Taxes:173.90
20131118-0118697

WARRANTY DEED

CONNIE J. BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **November, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin T. Buttriss	Benjamin T. Buttriss	082-12-0-068.00
(NAME)	(NAME)	
~~307 Neill Avenue~~ →	830 Pleasant Valley Road	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37206~~ →	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Lawrence Whittemore, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin T. Buttriss, married**, 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 Davidson County, TN, being Lot No. 189, on the Map of Neill S. Brown's addition to East Nashville, of record in Book 57, page 50, Register's Office for said County.

Said Lot No. 189 fronts 50 feet on the easterly side of Neill Avenue and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Lawrence Whittemore by Affidavit of Inheritance of Real Estate of Maggie Bodenheimer dated November 22, 1996, of record in Book 10268, page 875, Register's Office for Davidson County, TN. Maggie Bodenheimer died on or about May 4, 1995. The said Maggie Bodenheimer, deceased, was an unmarried person at her death, her husband, Alvin K. Bodenheimer having predeceased her.

This property has never been the principal residence of * This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

* Lawrence Whittemore (B)

unimproved ☐
This is improved ☒ property, known as 307 Neill Avenue, Nashville, TN 37206

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, has 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 **4th** day of **November, 2013**

Lawrence Whittemore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Lawrence Whittemore**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **November, 2013**

Notary Public

My commission expires

JESSICA F. SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-24-2017

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122