BILL GARRETT, Davidson County
Trans:T20140056244 DEEDWARR
Recvd: 08/01/14 14:44 2 pgs
Fees:13.00 Taxes:505.79

20140801-0069229

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $136,700.00

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 08-23-2016

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6340 JOHNSTON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Marty J. Johnston	First Advantage Bank	134-01-0-032.00
508 Catalina Drive	1430 Madison Street	
Nashville, TN 37217	Clarksville TN 37040	

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 ACKNOWLEDGE, WE,

ANGELA D. BUTTRUM, UNMARRIED

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

MARTY J. JOHNSTON, UNMARRIED

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 2nd Civil District of Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of Section I, Curreywood Acres, as of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the Westerly margin of Catalina Drive, 275 feet South of the South margin of Currey Road, being the Southeasterly corner of the Church of Christ property; thence with the margin of Catalina Drive, South 2° 45' West, 123 feet to the Northeasterly corner of Lot No. 45 of said Curreywood Acres Plan; thence with the Northerly line of Lots 45 and 39, North 87° 30' West 278 feet to a point; thence North 2° 45' East 193 feet more or less, to a point; thence South 86° 45' East 78 feet to the Westerly line of said Church property; thence with the line of same as follows: South 2° 45' West 67.5 feet and South 87° 30' East 200 feet to the point of beginning.

Being the same property conveyed to Angela D. Buttrum, unmarried by Warranty Deed from Thomas H. Yeargan and wife, Janice Yeargan, recorded on the 25th day of August, 2009 in Instrument No. 20090825-0079846, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I, CURREYWOOD ACRES, as recorded in Plat Book 2133, Page(s) 109 and 110, 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. 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).

e. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 5236, Page 796.

f. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

g. Right of way for Catalina Drive.

This is improved property known as 508 Catalina Drive, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 30th day of July, 2014.

Angela D. Buttrum

STATE OF TENNESSEE

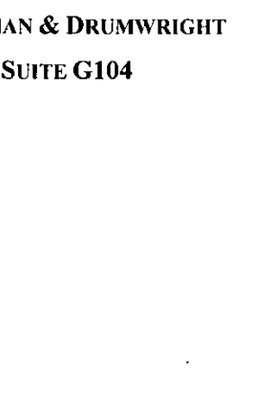
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ANGELA D. BUTTRUM, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Brentwood, Tennessee, this 30th day of July, 2014.

Notary Public

My Commission Expires:



File #: 14-R6340 JOHNSTON

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067