BILL GARRETT, Davidson County
Trans:T20140064435 DEEDWARR
Recvd: 08/29/14 13:19 2 pgs
Fees:13.00 Taxes:207.20
20140829-0079214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 56,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES ELLIOTT, JR	**NEW OWNER**	**04315018600**
217 LARKIN SPRINGS RD	**SAME**	
MADISON, TN 37115		

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,

GERTIE E. BUTLER, UNMARRIED

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

JAMES ELLIOTT, JR

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:

BEING LOT #1, ON THE PLAN AS OF RECORD IN BOOK 4270, PAGE 632, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF LARKIN SPRINGS ROAD AND BEING THE SOUTHWESTERLY CORNER OF SAID TRACT, THENCE N 6 DEG 10' E 100.0 FEET ALONG LARKIN SPRINGS ROAD TO AN IRON PIPE; THENCE S 84 DEG 14' E 133.333 FEET TO A POINT; THENCE S 6 DEG 10' W 100.0 FEET TO A POINT; THENCE 84 DEG 14' W 133.333 FEET TO THE BEGINNING POINT.

BEING THE SAME PROPERTY CONVEYED TO GERTIE INGLE, BY WARRANTY DEED FROM GEORGIA ROBLES BOONE, DATED 07/01/1969 AND RECORDED ON 07/03/1969 IN BOOK 4347, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $5,500.00. GERTIE E. BUTLER IS ONE AND THE SAME PERSON AS GERTIE INGLE.ORDER APPROVING PURCHASE AND SALE AGREEMENT IN THE MATTER OF THE COONSERVATORSHIP OF GERTIE BUTLER IS OF RECORD IN CASE NO. 12P-1828, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION. LETTER OF CONSERVATORSHIP EMPOWERING RUBY N. SMITH AS THE CONSERVATOR OF GERTIE BUTLER IS IN DOCKET NO. 12P1828 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

GEB by RNS, HC

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 217 LARKIN SPRINGS RD, MADISON, TN 37115.

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 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/our hand(s) this 27th day of August, 2014.

Gertie E. Butler by Ruby N. Smith her conservator
GERTIE E. BUTLER
BY: RUBY N. SMITH
HER CONSERVATOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **RUBY N. SMITH** to me known to be the person who executed the foregoing instrument in behalf of **GERTIE E. BUTLER** as **HER CONSERVATOR**, and acknowledged that **she** executed the same for the purposes therein contained as the free act and deed of the said **GERTIE E. BUTLER.**

Witness my hand, at office, this 27th day of August, 2014.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY