

BILL GARRETT, Davidson County
Trans:T20150031139 DEEDWARR
Recvd: 04/24/15 10:16 2 pgs
Fees:13.00 Taxes:370.00
20150424-0036800

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

John T. Chatham
Affiant

Subscribed and sworn to before me, this 22ND DAY OF APRIL, 2015.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Chatham and wife, Cynthia A. Chatham	John T. Chatham and Cynthia A. Chatham	018-00-0-176.00
	(NAME)	
PO Box 134	P O Box 134	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Billy D. Butler and wife, Ellie G. Butler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John T. Chatham and wife, Cynthia A. Chatham, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

THE FOLLOWING PARAGRAPH DESCRIBES A TRACT OF LAND IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING A PORTION OF THAT PROPERTY WHICH WAS CONVEYED TO BILLY D. BUTLER, ET.UX., BY BILLY D. BUTLER, ET.UX., IN A DEED OF RECORD WHICH IS RECORDED IN INSTRUMENT NO. 20141209-0112735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 6 - REVISED:

BEGINNING AT AN IRON PIN (OLD), IN THE NORTHERLY MARGIN OF BRICK CHURCH PIKE, THE SOUTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO BILLY D. BUTLER, HAVING A DEED REFERENCE IN INSTRUMENT NO. 20141209-0112735, RODCT, THE SOUTHEAST CORNER OF THIS TRACT, AND CONTINUING WITH THE NORTHERLY MARGIN OF BRICK CHURCH PIKE, AS FOLLOWS: N 64 DEG. 07' 31" W, 55.62 FEET; THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 736.94 FEET, AN ARC DISTANCE OF 107.67 FEET, AND A CHORD BEARING AND DISTANCE OF N 68 DEG. 18' 39" W, 107.57 FEET TO AN IRON PIN (OLD), IN THE NORTHERLY MARGIN OF BRICK CHURCH PIKE; THENCE WITH A NEW LINE, AS FOLLOWS: N 00 DEG. 00' 00" E, 759.62 FEET TO AN IRON PIN (OLD); THENCE, N 90 DEG. 00' 00" E, 50.00 FEET TO AN IRON PIN (OLD); THENCE, N 00 DEG. 00' 00" E, 225.00 FEET TO AN IRON PIN (OLD); THENCE, N 90 DEG. 00' 00" W, 167.34 FEET TO AN IRON PIN (OLD); THENCE, N 01 DEG. 11' 07" W, 1059.68 FEET TO AN IRON PIN (NEW); THENCE, N 90 DEG. 00' 00" E, 289.26 FEET TO AN IRON PIN (NEW), IN THE EASTERLY BOUNDARY OF SAID TRACT OF LAND WHICH BELONGS TO BILLY D. BUTLER; THENCE WITH A NEW LINE, S 00 DEG. 00' 00" W, 2108.09 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, 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 APRIL 2, 2015.

THE ABOVE-DESCRIBED TRACT OF LAND IS SUBJECT TO A PORTION OF A TENNESSEE VALLEY AUTHORITY EASEMENT, AS SHOWN ON THE PLAT, THIS SURVEY.

BEING A PORTION OF THE PROPERTY CONVEYED TO BILLY D. BUTLER AND WIFE, ELLIE G. BUTLER, BY DEED FROM BILLY D. BUTLER AND WIFE, ELLIE G. BUTLER, OF RECORD IN INSTRUMENT NO. 20141209-0112735, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

GRANTORS ARE RESPONSIBLE FOR ANY "ROLL BACK TAXES".

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved (X)
This is improved ( ) property, known as Tract 6 Brick Church Pike, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22nd day of April, 2015.

Billy D Butler
Billy D. Butler

Ellie G. Butler
Ellie G. Butler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Billy D. Butler and wife, Ellie G. Butler, the herein bargainor(s), 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, this the 22nd day of April, 2015.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072