WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081045 DEEDWARR
Recvd: 09/23/15 13:34 2 pgs
Fees:13.00 Taxes:376.29
20150923-0096741

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose E. Mendoza Garcia	New Owner	01800016500
(NAME)	(NAME)	
431 Odoms Bend Rd.		
(ADDRESS)	(ADDRESS)	
Gallatin TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Janice L. Butler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose E. Mendoza Garcia, 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:

TRACT 1 (TRACT 11):

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 deg 36' 34" E, 390.73 feet; thence, N 79 deg 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 deg 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 deg 35' 03" E, 93.74 feet to a fence post (old); thence, S 84 deg 57' 30" E, 209.57 feet to a point marked by a witness pin (old), at S 44 deg 14' 21" W, 2.88 feet from said point; thence, S 82 deg 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 deg 11' 07" E, 864.27 feet to an iron pin (new); thence, S 90 deg 00" 00" W, 150.03 feet to an iron pin (new); thence S 01 deg 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 deg 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 deg 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 part of the same property conveyed to Janice L. Butler by deed from 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 of record in Instrument No. 20131115-0118367, Register's Office, Davidson County, Tennessee. Steve Butler joins herein to convey any and all interest he may have in described property.

This is part of the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Instrument No. 20131115-0118367, said Register's Office.

This conveyance is subject to TVA Easement of record in Instrument No. 20131115-0118367, said Register's Office.

Subject to the rights of others for ingress and egress to an unnamed Cemetery.

Grantor agrees to pay Rollback Taxes.

unimproved ☑

This is improved ☐ property, known as Tract 11 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 hand this 31st day of August, 2015.

Janice L. Butler

Steve Butler

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Janice L. Butler and Steve Butler the 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 at White House, Tennessee this 10th day of September, 2015.

My Commission Expires: 7-18-17

Notary Public

PAM S. AUSTIN KEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON