BILL GARRETT, Davidson County
Trans: T20150096228 DEEDWARR
Recvd: 11/12/15 10:40 2 pgs
Fees: 13.00 Taxes: 169.28

20151112-0114868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,750.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 08-20-19

(AFFIX SEAL)

WARRANTY DEED

MARY BETH BRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Molly Frey, unmarried	Molly Frey (NAME)	014-00-0-046.05
1715 S. Walker Road (ADDRESS)	1715 S. Walker Road (ADDRESS)	
Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	Pleasant View, TN 37146 (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 Dennis L. Butler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Molly Frey, unmarried, 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:

BEING A PARCEL OF LAND LYING IN THE 1ST COUNCIL DISTRICT OF DAVIDSON COUNTY, SAID PARCEL OF LAND BEING NOTED AS BEING PARCEL 46-05 ON TAX MAP 140, SAID PARCEL OWNER OF RECORD BEING DENNIS L. BUTLER, SAID PARCEL ALSO BEING NOTED AS TRACT ONE AS OF RECORD IN INSTRUMENT NO. 201107130053718, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICUARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON NEW, SAID PIN BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF BIDWELL ROAD, SAID PIN BEING APPROX. 300 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF STAGNER ROAD, SAID PIN ALSO BEING A CORNER COMMON WITH THE DAVID S. AND ALICIA E. HOBBS PROPERTY AS OF RECORD IN INSTRUMENT NO. 201507220071978, R.O.D.C., TN. AND BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN;
THENCE, WITH THE SAID HOBBS PROPERTY AND PASSING A CORNER COMMON WITH THE BRENDA APPLE AND THERESA A. BRADLEY PROPERTY AS OF RECORD IN BOOK 11455, PAGE 957, R.O.D.C., TN. NORTH 87 DEG 30 MIN 00 SEC WEST, 771.25 FEET TO AND IRON PIN OLD, SAID PIN BEING SITUATED IN THE EASTERLY PROPERTY LINE OF THE CHRISTOPHER M. CANTRELL PROPERTY AS OF RECORD IN INSTRUMENT NO. 2009073000711427, R.O.D.C., TN.;
THENCE, WITH THE SAID CANTRELL PROPERTY, NORTH 02 DEG 46 MIN 15 SEC EAST, 150.00 FEET TO AN IRON PIN OLD, SAID PIN BEING A CORNER COMMON WITH TRACT TWO OWNER OF RECORD BEING DENNIS L. BUTLER AS REFERENCED ABOVE;
THENCE, WITH THE SAID BUTLER PROPERTY(TRACT TWO) SOUTH 87 DEG 30 MIN 00 SEC EAST, 785.54 FEET TO AN IRON PIN OLD, SAID PIN BEING SITUATED IN THE SAID WESTERLY RIGHT OF WAY LINE OF BIDWELL ROAD;
THENCE, WITH THE SAID RIGHT OF WAY LINE, THE FOLLOWING BEARINGS AND DISTANCE:
THENCE, SOUTH 02 DEG 30 MIN 00 SEC WEST, 30.00 FEET TO AN IRON PIN NEW;
THENCE, NORTH 87 DEG 30 MIN 00 SEC WEST, 15.00 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 02 DEG 30 MIN 00 WEST, 120.00 FEET TO THE POINT OF BEGINNING
CONTAINING: 116,084 SQUARE FEET OR 2.665 ACRES MORE OR LESS

BEING PART OF THE SAME PROPERTY DEVISED TO DENNIS L. BUTLER, BY LAST WILL AND TESTAMENT OF THOMAS EDWARD BUTLER, IN THE SEVENTH CIRCUIT COURT (PROBATE DIVISION), FOR DAVIDSON COUNTY, TENNESSEE, TWENTIETH JUDICIAL DISTRICT, STATE OF TENNESSEE, CASE NO. 10P930, SAID REGISTER'S OFFICE. SEE ALSO QUITCLAIM DEED IN INSTRUMENT NO. 20110713-0053718, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved X

WARRANTY DEED
(Continued)

This is improved ( ) ( ) property, known as 7237 Bidwell Rd., Joelton, TN 37080
(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 6th day of November, 2015.

Dennis L. Butler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of November, 2015.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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