WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/16 13:52 3 pgs
Fees:18.00 Taxes:55.50
20160108-0002143

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

15-10-010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00.

Martha Butterfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of January, 2016

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MARTHA BUTTERFIELD, & RANDALL HALEY	New Owner	081-08-0
(NAME) 105 Heather Way	(NAME)	508.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JUDY A. RICH A MARRIED WOMAN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARTHA BUTTERFIELD, UNMARRIED & RANDALL HALEY UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVOR**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the southerly part of the Lot No. 279 on the Plan of North Nashville Real Estate Company's Lots, as of record in Book 21, Page 105, Register's Office for Davidson County described as follows.

Beginning on the easterly margin of 9th Avenue North, formerly Buena Vista Avenue, at a point 118 feet 9 inches South of the southerly margin of Buchanan Street, said point being the southwest corner of the property conveyed to Clara A. Marsh by deed from William G. Marsh, et. al., of record in Book 564, page 15, said register's Office; thence with the southerly line eastwardly 160 feet to the westerly margin of an alley; thence with said alley southwardly 37 feet, more or less, to the corner of Lots No. 279 and 281; thence with the line between said two lots westwardly 160 feet to the easterly margin of 9th Avenue North; thence with said avenue northwardly 37 feet, more or less to the BEGINNING.

Included in the above description, but excluded from this conveyance is that tract of land conveyed to the State of Tennessee in Book 4184, Page 747, and described as follows:

Parcel #1
Beginning at a point on the westerly margin of an alley, said point being the common corner of Lots Nos. 279 and 281 on the plan of North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee; thence along the common line between said lots 279 and 281, S 42 degrees 38' 45" W 19.53 feet to a point ;thence N 18 degrees 27' 33" E 21.38 feet to a point on the aforesaid alley; thence along the westerly margin of said alley and the easterly margin of said Lot 279, S 47 degrees 32' 28" E 8.76 feet to the point of beginning, containing 86 square feet.

And morefully described according to an ALTA/ACSM Land Title Survey by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347, dated January 4, 2016, as follows:

Being a tract or parcel of land in Nashville, Davidson County, Tennessee and being a part of Lot No. 279 on the Plan of North Nashville Real Estate Company's Lots, as of record in Book 21, Page 105, Register's

Office for Davidson County, Tennessee ("RODC"), and being more fully described according to an ALTA/ACSM Land Title Survey by Clint T. Elliott, Tennessee Registered Land Surveyor No. 2347, dated January 4, 2016, as follows:

Beginning at an iron rod (new) in the northerly right-of-way of Garfield Street (formerly Buchanan Street, a 62 foot right-of-way) being the southeasterly corner of the James E. Brown property (Instrument No. 20000217-0016168 RODC), said rod also having Tennessee State Plane Coordinates (NAD 83) of Northing 673353.18, Easting 1732113.08;

Thence, leaving said right-of-way and with the southeasterly line of said Brown property, North 42 degrees 38 minutes 45 seconds East for a distance of 94.18 feet to an iron rod (new) in the southwesterly margin of a 15 foot wide alley (Book 21, Page 105 RODC), said pin being the most easterly corner of said Brown property, said rod also having Tennessee State Plane Coordinates of Northing 673422.45, Easting 1732176.88;

Thence, leaving said Brown property and with the southwesterly margin of said Alley, South 47 degrees 32 minutes 38 seconds East for a distance of 28.24 feet to an iron rod (new) on the westerly right-of-way of I-65, said rod having Tennessee State Plane coordinates of Northing 673403.39, Easting 1732197.72;

Thence, leaving the southwesterly margin of said Alley and with the westerly right-of-way of said I-65, South 18 degrees 27 minutes 38 seconds West for a distance of 21.38 feet to an iron rod (new), being the most northerly corner of the Metro Government BT property (Book 5413, Page 478 RODC) and having Tennessee State Plane coordinates of Northing 673383.11, Easting 1732190.94;

Thence, leaving the westerly right-of-way of said I-65 and with the northwesterly line of said Metro property, South 42 degrees 38 minutes 45 seconds West for a distance of 59.85 feet to an iron rod (new) in the northerly right-of-way of said Garfield Street, said rod being the most westerly corner of said Metro property, said rod also having Tennessee State Plane Coordinates of Northing 673339.09, Easting 1732150.40;

Thence, leaving said Metro property and with the northerly right-of-way of said Garfield Street, North 69 degrees 18 minutes 52 seconds West, for a distance of 39.89 feet to the point of beginnig.

SUBJECT property is not now nor ever has been the principal place of residence for the grantor herein.

SUBJECT property is F/K/A Buchanan Street.

BEING the same property conveyed to Donald R Rich and Judy A. Rich, as joint tenants with the right of survivorship, by deed from Christopher J. Wolf of record in Instrument No. 20070507-0054766 and corrected in Instrument. No. 20071005-0118820 said Register's Office. The said Donald R. Rich having conveyed his interest to Judy A. Rich by deed of record in Instrument No. 20090327-0027772, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Slope easement of record in Book 4184, Page 747, said Register's Office.

BEING unimproved ☒
Improved ☐ property known as: **920 Garfield Ave., Nashville, TN, 37208.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 8th day of January, 2016.

JUDY A. RICH

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JUDY A. RICH**, the bargainor(s), with whom I am personally acquainted or proved to me 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 Nashville, Tennessee, this 8th day of January, 2016.

My Commission Expires: 07/02/18

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON