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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20160024630 DEEDWARR
Recvd: 03/28/16 12:41 2 pgs
Fees:13.00 Taxes:5920.00
20160328-0028731

WARRANTY DEED

Address New Owner(s):
Leslie W. Butler
102 Rolling Mill Road
Old Hickory, TN 37138

Send Tax Bills to:
New Owner(s)

Map/Parcel: 05409003800

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 acknowledged, I/we, **R. Larry Lovelace as Executor for the Estate of Adelaide F. Niederhauser**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Leslie W. Butler and husband, John D. Lanier, tenants by the entirety**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 32 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

BEING the same property conveyed to E. R. Niederhauser and wife, Adelaide F. Niederhauser by deed from J. R. Coarsey, Trustee, dated October 5, 1964, and filed October 6, 1964, in Book 3819, page 108, Register's Office for Davidson County, Tennessee. The said E. R. Niederhauser having predeceased Adelaide F. Niederhauser. Pursuant to the Last Will & Testament of Adelaide F. Niederhauser, Docket No. 15P-1190, authority is granted to R. Larry Lovelace as Executor to sell, transfer and convey the above described property.

This conveyance is subject to: Taxes for 2016, prorated and assumed; Restrictive covenants filed in Book 3816, page 544 as renewed in Instrument No. 20040805-0094257; the plan of record in Book 3600, page 79 and 80; Encroachment Agreement filed in Instrument No. 20060923-0114720; and all other easements and restrictions of record and all zoning regulations for Davidson County, TN.

This is improved property known as: 100 Rolling Mill Road, Old Hickory, TN 37076

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 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 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) as on the date shown on the Notary forms.

Estate of Adelaide F. Niederhauser

By R. Larry Lovelace, executor

R. Larry Lovelace, Executor

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Larry Lovelace, Executor, the within named bargainor, 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 office, this 24th day of March, 2016.

My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00

Affiant

Subscribed and sworn to before me this 24th day of March, 2016.

My Commission Expires: 3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

Notary Public