WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160108407 DEEDWARR
Recvd: 12/09/16 10:43 2 pgs
Fees:13.00 Taxes:5180.00
20161209-0129403

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Emily C. Butts	Same As New Owner	Map 129-4
(NAME)	(NAME)	
133 Vossland Drive		Parcel 9.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Elizabeth B. Gilbert and Thomas A. Larkin, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Emily C. Butts, a married woman, as her sole and separate property,** 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:

Land in Davidson County Tennessee being Lot 8 on the plan of Harding Woods, of record in Plat Book 2900, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete Description.

Being the same property conveyed to Elizabeth B. Gilbert, unmarried by Warranty Deed from Jerry A. Proctor, Jr. and wife, Stacy D. Proctor, filed for record on January 12, 2012 in Instrument No. 20120112-0003299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 133 Vossland Drive, Nashville, TN 37205
(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 hands this 6th day of December, 2016.

Elizabeth B. Gilbert

Thomas A. Larkin

State of Tennessee
County of Davidson

Personally appeared before me Elizabeth B. Gilbert and Thomas A. Larkin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2016.

Notary Public Robert L. Scruggs

My Commission Expires:

File No.: 37395

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017