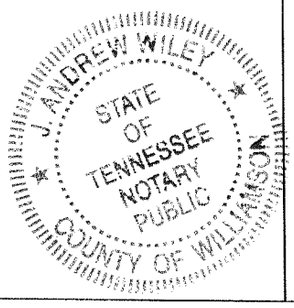
Davidson County DEEDWARR
Recvd: 02/27/17 09:29 5 pgs
Fees:28.00 Taxes:1479.63
20170227-0019046

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: DEC 27 2017

(AFFIX SEAL)

File No. TE0002623

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin T. Burton and Anna Buton	new owner	059 00 0 039.00 059 00 0 158.00 059 00 0 039.01 059 00 0 157.00
(NAME)	(NAME)	
4949 Buena Vista Park		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Glenn Gary and Christine Gary, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin T. Burton and Anna Buton, a married couple,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4949 Buena Vista Park, Nashville, TN 37218

(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 23rd day of February, 2017.

Glenn Gary

Christine Gary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Glenn Gary and Christine Gary, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of February, 2017.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

Tract 1:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm, as shown on an unregistered copy of a survey made by April 3, 1952 by George W. Watkins, surveyor, and described as follows:

Beginning at a point in the Westerly margin of Buena Vista Road 400 feet Northerly from the Northeastern corner of a tract of land conveyed to A. M. Story by deed of record in Book 3161, Page 47, Register's Office for Davidson County, Tennessee, thence with the Westerly margin of Buena Vista Road, North 18° West 197 feet to a point in a curve to the left with a radius of 1432.7; thence with said curve 39 feet, in all 236 feet in total frontage; thence South 64° 35' West 235.9 feet; thence South 23° 30' East 223.7 feet to a point, said point being 400 feet from the Northwesterly corner of said A. M. Story's tract; thence North 71° 35' East to the point of beginning, containing in all 1.27 acres.

Tract 2:

Parcel 1:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Buena Vista Pike, said point being the NE corner of property conveyed to Lawrence L. Loring and wife, of record in Deed Book 140, Page 173, said Register's Office; thence along a line S 69 deg. 30 min. W, said line being the Northern boundary of said Loring property, a distance of 218.0 feet to an iron pin; thence along a line S 22 deg. 35 min. E a distance of 422.0 feet to an iron pin in concrete; thence along a line S 72 deg, 20 m. W a distance of 816.0 feet to an iron pin; thence in a general Northerly direction along the rear line of the Bower's property a distance of 345.0 feet to an iron pin in concrete; thence along a line N 77 deg. 15 min. E a distance of 112.0 feet to a concrete monument; thence along a line N 63 deg. 15 min. E a distance of 170.0 feet to an iron pin in concrete; thence along a line N 53 deg. 00 min. E a distance of 461.5 feet to an iron pin; thence along a line N 67 deg. 00 m. E a distance of 206.0 feet to an iron pin in the Westerly margin of Buena Vista Pike; thence along a line S 27 deg. 15 min. E, same being the Westerly margin of Buena Vista Pike, a distance of 100.0 feet to the point of beginning, containing 7.75 acres, more or less.

Included in the above description but specifically excluded from this conveyance is that 6.24 acre portion of the same condemned through eminent domain by the State of Tennessee as described in Consent Judgment and Final Decree entered in the cause of State of Tennessee v. Charles W. Bernhardt et al., Docket No. 90C-3348, Second Circuit Court for Davidson County, Tennessee, a copy of which appears of record in Book 9678, Page 56, Register's Office for Davidson County, Tennessee.

Parcel 2:

Land in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the South margin of Briley Parkway and the West margin of Buena Vista Pike near the Northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 20021007-0121682. Starting with said concrete highway monument.

Thence S 22 deg. 43 min 33 sec W 317.03 ft. to an iron pipe (old) the common corner of Lots 2,3,4 and said Stainfield's Southwest corner and proceeding:

1) With the North line of Lot 3 S 69°40'17"W passing an iron rod (new), East of a fence, set online at 524.58 ft. (as a witness to corner) and continuing on in all 531.82 ft. to a concrete highway monument, West of said fence, in the Southeast margin of Briley Parkway, thence;

2) With said margin N 46°15'12"E 558.02 ft., a fence running irregular with this line, to a concrete highway monument and the Northwest corner of said Stainfield, thence;

3) With the Southwest line of Stainfield S 25°25'15" E 222.66 ft. to the Point of Beginning, containing 1.35 acres more or less.

Tract 3:

Land in the 13th Civil District of Davidson County, Tennessee and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the South margin of Briley Parkway and the West margin of Buena Vista Pike near the North East corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 20021007-0121682.

Starting with said concrete highway monument. Thence S 25 degrees 25 Minutes 25 seconds E 333.51 ft to an iron rod (new) in the West margin of Buena Vista Pike the Southeast corner of Lot 2 and the North East corner of Lot 1 and the point of beginning of Lot 2 and proceeding:

1) With the North line of Lot 1 S 69 degrees 47 minutes 17 seconds W 240.51 ft to an iron rod (new) in the North East line of Lot 3, thence;

2) With the North East line of Lot 3 N 23 degrees 30 minutes 00 seconds' W 100.21 ft to an iron rod (old) the South West corner of Parcel 39.00 belonging to said Stainfield, thence;

3) With the South line of Stainfield N 70 degrees 01 minutes 37 seconds E 242.96 ft to an iron rod (new) set in the West margin of said Pike, thence;

4) With said Pike a curve to the right having an arch length of 99.09 ft, a radius of 3426.47 ft, a central angle of 01 degrees 39 minutes 25 seconds and a chord bearing and distance of S 20 degrees 07 minutes 12 seconds E 99.08 ft to the Point of Beginning containing 0.55 acres more or less.

The legal description included above was prepared by Marvin Thomas Wright Registered Land Surveyor, Tennessee License No. 2094, Wright and Associates, 1329 Hwy. 12 N., Ashland City, TN, (615)238-4123, from an unrecorded survey dated September 9, 2004.

Tract 4:

Land in the 13th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete highway monument at the intersection of the South margin of Briley Parkway and the West margin of Buena Vista Pike near the Northeast corner of Parcel 39.00 belonging to Marie B. Stainfield, recorded as Instrument No. 20021007-0121682.

Starting with said concrete highway monument. Thence, S 03 degrees 44 minutes 06 seconds W 499.21 ft to a 6 inch wood fence post (old) the Southeast corner of Lot 3 and in the Southwest line of said Perry and the Northeast corner of Parcel 146.00 belonging to Mark Phillip Singer as recorded in Book 10959, Page 96, and the point of beginning of Lot 3 and proceeding:

1) With the North line of Singer S 69 degrees 40 minutes 25 seconds W 927.68 ft., a woven wire fence running irregular with this line, to a 10 inch wood fence post in the East line of parcel 10018.00 belonging to James E. & Peony P. Brown recorded as Instrument No. 20010821-0090301, thence;

2) With the East line of Brown N 20 degrees 13 minutes 23 seconds W 32.65 ft to a concrete highway monument in the Southeast margin of Briley Parkway, thence;

3) With the Southeast margin of Briley Parkway N 34 degrees 54 minutes 28 seconds E 119.61 ft., a woven wire fence running irregular with this line, to a concrete highway monument, thence;

4) Continuing with Briley Parkway N 46 degrees 15 minutes 12 seconds E 310.26 ft to a concrete highway monument West of said fence the Southwest corner of Lot 4, thence;

5) With the South line of Lot 4 N 69 degrees 40 minutes 17 seconds E passing an iron rod set online, East of fence, at 7.24 ft as a witness to said corner and continuing on in all 531.82 ft to an iron pipe (old) the common corner of Lots 2,3,4 and the South West corner of said Stainfield, thence;

6) With the South West of Lot 2 and 1 S 23 degrees 30 minutes 00 seconds E passing an iron rod (new) at midpoint of this line and continuing on in All 200.41 ft to an iron rod (old) the common corner of Lot 1, 3 and said Perry, thence;

7) With the South West line of Perry S 24 degrees 35 minutes 02 seconds E 24.13 ft to the point of beginning containing 3.98 acres, more or less.

The above legal description was prepared by Marvin Thomas Wright, Registered Land Surveyor, Tennessee License No. 2094, Wright and Associates, 1329 Hwy. 12 N. Ashland City, TN. (615)238-4123, from an unrecorded survey dated September 9, 2004.

Being the same property conveyed to Glenn Gary and Christine Gary, husband and wife by Warranty Deed from Marie B. Stainfield, Unmarried, recorded on the 18th day of February, 2014 in Instrument No. 20140218-0013871, in the Register's Office of Davidson County, Tennessee.

MAG File No. TE0002623

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY