(962,500.00)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170028625 DEEDWARR
Recvd: 04/05/17 09:30 3 pgs
Fees:18.00 Taxes:3561.25
20170405-0033215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $962,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Butterworth and Charles R. Hargett	new owner	
(NAME) 5415 Stanford Drive	(NAME)	131-13 43
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, WE, **BRITTON A. GARRETT AND MICHELLE L. GARRETT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER BUTTERWORTH, AN UNMARRIED MAN, AND CHARLES R. HARGETT, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

See Exhibit "A".

Being the same property conveyed to Britton A. Garrett and wife, Michelle L. Garrett, by deed from Philip Rosenthal, M.D., and wife, Deborah Rosenthal, of record in Instrument No. 20120612-0051459, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5415 Stanford Drive, Nashville, TN 37215
(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 31st day of March, 2017

Britton A. Garrett by his attorney in fact

BRITTON A. GARRETT

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Michelle L. Garrett by her attorney in fact

MICHELLE L. GARRETT

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of March, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Britton A. Garrett and Michelle L. Garrett and acknowledged that he executed the same as the free act and deed of Britton a. Garrett and Michelle L. Garrett.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2017.

Kathy Snider

Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 54-A, previously known as part of Lot 54, on the Revised Plan of the resubdivision of Lot 54 and part of Lot 53 of Westwood, of record in Plat Book 4715, page 118, said Register's Office, and further described as follows:

Beginning at the common corner of Lots 39 and 40, thence, with the line between Lots 40 and 54, in the northerly direction 100 feet to the common corner of Lots 40, 41, and 54; thence, northwesterly with Lots 41 and 54, 123 feet to the common corner of Lots 41, 42, and 54, and continuing in a northwesterly direction with the common line of Lots 42 and 54, 130 feet to a point, said point being common to Lots 42, 43, 54 and 55; thence, with the common line between Lots 55 and 54 in a southwesterly direction, 222 feet to a point; thence continuing between said lots in a southwesterly direction 285 feet to a point; thence, leaving same to right angles in a southeasterly direction 87 feet, more or less, to a point; thence, northeasterly 154 feet, more or less, to a point; thence northeasterly 252 feet, more or less, to the point of beginning.

Tract II:

Included in this as Tract II is a 30 foot right of ingress and egress as set out in Deed Book 1019, page 84, and Book 2016, page 364, said Register's Office. Said 30 foot wide strip of land is located between Lot 54-A on the Plan of the resubdivision of Lot 54 and part of Lot 53 of Westwood, a plat of which is of record in Plat Book 4715, page 118, in the Register's Office of Davidson County, Tennessee, and Stanford Drive, said easement severs Lot 54-B, the property of Franklin Nebhut, et ux, of record in Deed Book 6638, page 167, in said Register's Office, the remainder of Lot 53 and Lot 32 on the Plan of Stanford and Criswells Revised Plan of Westwood, of record in Book 974, page 14, in said Register's Office, and more particularly described as follows:

Beginning in the common boundary line between said Lots 54-A and 54-B, being southwesterly 193 feet more or less along said boundary line from the western most common corner of Lots 39 and 40 on said Revised Plan of Westwood; thence, with the centerline of an existing access drive and extending 15 feet to each side of said centerline as follows: southerly with a curve concave to the east and having a radius of 610.00 feet, an arc distance of 197.91 feet through a central angle of 18 degrees 35 minutes 22 seconds to the beginning of a curve concave to the east and having a radius of 400.00 feet; thence, with said curve, southerly an arc distance of 222.45 feet through a central angle of 31 degrees 51 minutes 50 seconds to the point of tangency; thence, South 21 degrees 31 minutes 54 seconds East 21.76 feet to the beginning of a curve concave to the west and having a radius of 90.00 feet; thence, with said curve, southerly an arc distance of 93.83 feet through a central angle of 59 degrees 43 minutes 57 seconds to the point of tangency; thence, South 38 degrees 12 minutes 03 seconds West 53.31 feet to the beginning of a curve concave to the northwest and having a radius of 300.00 feet; thence, with said curve, southwesterly an arc distance of 114.44 feet through a central angle of 21 degrees 51 minutes 25 seconds to the point of tangency; thence, South 60 degrees 03 minutes 28 seconds West 136.42 feet to the beginning of a curve concave to the east and having a radius of 75.00 feet; thence, with said curve, southerly an arc distance of 137.00 feet through a central angle of 105 degrees 11 minutes 29 seconds to the point of tangency; thence, South 45 degrees 08 minutes 02 seconds East 421.06 feet to the westerly margin of Stanford Drive.