Bill Garrett Davidson County
Batch# 87227 DEEDWARR
05/01/2018 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180501-0041290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Brad Kraus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

MICHELLE M. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT KRAUS AND ANNE M. KRAUS	Guaranteed Rate Inc.	00900005400
(NAME)	(NAME)	
9340 Washington Ave.	3940 N. Ravenswood	
(ADDRESS)	(ADDRESS)	
Brookfield IL, ~~TN~~ 60513	Chicago, IL 60613	
(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, DAVID BUTLER AND WIFE, ALLISON BUTLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT KRAUS AND ANNE M. KRAUS, husband and wife, 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 THE 14TH, FORMERLY THE 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described as follows:

BEGINNING in the center of Ridgewood Road, formerly Cotton Patch Road, at the Southeasterly corner of the property conveyed to William T. Williams, Jr. and wife, by deed from L. T. Durocher, Jr. and wife, of record in Book 2535, Page 621, Register's Office for Davidson County, Tennessee; thence with the center of said Road, South 44 deg. 35' East. 178.5 feet; thence continuing with the center of said Road, South 37 deg. east, 171.8 feet; thence South 67 deg. 33' West, 926.3 feet; thence North 3 deg. East 221 feet; thence North 63 deg. 30' East, 452 feet; thence North 41 deg. 30' East 310 feet to the point of beginning and containing 4.59 acres, more or less, according to a survey made by John J. O'Connor, Surveyor.

Being the same property conveyed to David Butler and wife, Allison Butler by Warranty Deed dated August 20, 1986 from Marie Morris, a single person, and which deed is recorded in Book 7012, Pages 964-966 in the Register's Office for Davidson County, Tennessee.

The correct spelling of the above Grantor is Alison Butler, who is the same person as Allison Butler.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF RIDGEWOOD ROAD, FKA COTTON PATCH ROAD.

unimproved ☐

This is improved ☑ property, known as 7829 Ridgewood Road, Goodlettsville, TN 37072
(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 our hands this 30th day of April, 2018.

David Butler

~~Allison~~ Alison Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

*Alison

On this 30th day of April, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David Butler and ~~Allison~~ Alison Butler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public, Deanie L. Gregory

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

