PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 197823 DEEDWARR
02/22/2019 08:48:32 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190222-0016056

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly P. Butler Benjamin D. Butler 309 Cross Timbers Drive Nashville, TN 37221	owner

TAX MAP PARCEL NUMBERS: 12814003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$300,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Schaefer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly P. Butler and Benjamin D. Butler, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Harpeth Park, Section Two of record in Book 3700, page 58 as amended by Surveyor's Certificate of Correction of record in Book 4226, page 614, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan Schaefer, unmarried by Warranty Deed from Vic L. Alexander and wife, Linda Alexander, dated April 5, 2011 and recorded on April 11, 2011 of record in Instrument No. 20110411-0028015, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 58 as amended by Surveyor's Certificate of Correction of record in Book 4226, page 614, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cross Timbers Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. Restrictions of record in Book 3990, page 68, said Register's Office.

This is improved property, known as 309 Cross Timbers Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 2019.

Susan Schaefer

Susan Schaefer

State of Tennessee

County of Davidson

On this 21st day of February, 2019, before me the undersigned authority, personally appeared Susan Schaefer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Sworn and subscribed before me this 21st day of February, 2019.

Notary

My Commission Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN