THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25669

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May,2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 229427 DEEDWARR
05/14/2019 09:12:15 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190514-0045065

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Newton	owner	MAP 096-05-0-
251 Cumberland Circle		PARCEL 047.00
Nashville, TN 37214		
(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, **Kelly Kerrigan Hodge, sole heir-at-law of Lewis D. Butler**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad Newton**

HEREINAFTER CALLED THE GRANTEE, HIS 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 No. Part of Lots Nos. 52 and 53 on the Plan of Bluefields Realty Company's Subdivision of the Southern Part of the Sam P. Sweeney Farm of record in Plat Book 843, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the North margin of Cumberland Circle 2 feet West of the corner of Lots 52 & 53; thence Northerly 323 feet to a point which is 45 feet West of the corner of Lots 52 & 53: thence Easterly 70 feet to a point; thence Southeasterly 346.7 feet to a point which is 98 feet East of the corner of Lots 52 & 53, in the North margin of Cumberland Circle; thence with margin of the same, Westerly 100 feet to the beginning.

Being the same property conveyed to Lewis D. Butler and wife, Julia Butler by Warranty deed from Edwin B. Howard and wife, Elizabeth G. Howard of record in Book 4897, page 553, Register's Office for Davidson County, Tennessee, dated March 13, 1975 and recorded on March 20, 1975. The said Julia Butler has since died (8/8/10). The said Lewis D. Butler has also since died (March 12, 2019). The sole heir-at law of Lewis D. Butler is his daughter, Kelly Kerrigan Hodge. Reference is made to the Affidavits of Heirship recorded simultaneously herewith as Instruments 20190514-0045063 and 20190514-0045064, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **251 Cumberland Circle, Nashville, TN 37214.**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 the 13th day of May, 2019.

Kelly Kerrigan Hodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kelly Kerrigan Hodge** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 2019.

My Commission expires: 1-6-20

Notary Public

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