Karen Johnson Davidson County
Batch# 250690 DEEDWARR
07/01/2019 11:28:30 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20190701-0063551

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$925,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of June, 2019.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Habitat for Humanity of Greater Nashville	SAME	164-00-0-043.00
414 Harding Place, Ste 100		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mattie Buttrey**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Habitat for Humanity of Greater Nashville**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain parcel of land lying in the Third Council District of Nashville, Davidson County, Tennessee. Said parcel is located on the northeasterly right-of-way line of Murfreesboro Pike approximately 2,800 feet southeast of the intersection of Hamilton Church Road, and being more particularly described, by metes and bounds, as follows:

Beginning at a concrete highway monument (old) in the northeasterly right-of-way line of Murfreesboro Pike at the southeasterly corner of James Michael Elkins and wife, Deborah Jean Elkins of record as Instrument Number 200508040091578, R.O.D.C.T. (Register's Office for Davidson County, Tennessee), and being the southwesterly corner of the herein described property;

Thence leaving said right-of-way with said Elkins, along a woven wire fence, North 41 degrees 58 minutes 38 seconds East, 830.93 feet to an iron rod (old) with a cap stamped, MEC INC, at the westerly corner of Cascades Apartments, LLC of record as Instrument Number 201712290132385, R.O.D.C.T.;

Thence with said Cascades Apartments, LLC, along a woven fence, for the next eight calls:
1) South 59 degrees 20 minutes 48 seconds East, 132.44 feet to an iron rod (old) with a cap stamped MEC INC;
2) South 24 degrees 24 minutes 14 seconds East, 98.92 feet to an iron rod (old) with a cap stamped MEC INC;
3) South 12 degrees 07 minutes 53 seconds East 191.35 feet to an iron rod (old) with a cap stamped MEC INC;
4) South 69 degrees 09 minutes 27 seconds East, 132.93 feet to an iron rod (old) with a cap stamped MEC INC;
5) South 24 degrees 21 minutes 44 seconds West, 189.20 feet to an iron rod (old) with a cap stamped DALE & ASSOC.;
6) South 73 degrees 17 minutes 46 seconds West, 8.50 feet to an iron rod (old) with a cap stamped DALE & ASSOC.;
7) South 50 degrees 50 minutes 54 seconds West, 146.48 feet to an iron rod (old) with a cap stamped DALE & ASSOC.;
8) South 62 degrees 03 minutes 53 seconds West, 526.06 feet to an iron rod (old) with a cap stamped DALE & ASSOC. in the northeasterly right-of-way line of Murfreesboro Pike;

Thence leaving said Cascades Apartments, LLC, with said right-of-way line, with a curve to the left with a delta angle of 11 degrees 39 minutes 38 seconds, a radius of 1492.50 feet, an arc length of 303.74 feet, with a bearing and distance of North 35 degrees 17 minutes 01 seconds West, 303.22 feet to an iron rod (new) with a cap stamped RAGAN-SMITH & ASSOCIATES;

Thence continuing with said right-of-way line, North 41 degrees 06 minutes 50 seconds West, 53.70 feet to the point of beginning and containing 397,189 square feet or 9.12 acres, more or less. According to survey by Ragan-Smith & Associates, dated April 15, 2019, Tennessee R.L.S. No. 2136.

Being the same property conveyed to Donald L. Buttrey and wife, Mattie Buttrey by Deed from F.L. Herd and wife, Margaret Lois Herd on January 31, 1957 of record in Book 2636, page 305, Register's Office for Davidson County, Tennessee. The said Donald L. Buttrey having died leaving property to Mattie Buttrey by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

This is improved property known as: **3214 Murfreesboro Pike, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 28, 2019.

Mattie Buttrey
Mattie Buttrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mattie Buttrey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2019

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY