Karen Johnson Davidson County
Batch# 256494 DEEDWARR
07/12/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20190712-0068367

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (OP)

The actual consideration or value, whichever is greater, for this transfer is $213,000.00

Maria Arreola Cardoza
Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

DL Paulsson
Notary Public

My commission expires: 11 30 2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Maria Arreola Cardoza	New Owner	**04313002400**
437 E Old Hickory Boulevard	1034 Shawnee Trace	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert F. Butt and wife, Kathy Sue Butt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maria Cristina Arreola Cardoza, unmarried

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 Davidson County, Tennessee, being all of Lot No. 5 on the unrecorded plan of B. F. Bixler's lots, described according to a survey made by John Wilkes, Civil Engineer, May 27, 1929, as follows:

Beginning on the Northerly margin of Old Hickory Boulevard at the Southeast corner of Dan Pharris' lot; thence with Pharris' Westerly line Northwardly 400 feet to a point in an unnamed street; thence Eastwardly along the Southerly boundary of said unnamed street a distance of 60.4 feet to a point; thence Northwardly a distance of 400 feet to a point in the Northerly margin of Old Hickory Boulevard Road; thence Eastwardly along said lot 60.4 feet to the point of beginning.

Being the same property conveyed to Robert F. Butt and wife, Kathy Sue Butt, by Installment Deed from Odessar M. Holmes, a/k/a Odessa M. Holmes, now being Odessa Holmes Madison, dated April 20, 1984, of record in Book 6278, page 689, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 437 E Old Hickory Boulevard, Madison, TN 37115.

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 THE GRANTOR, DOES HEREBY COVENANT with the Grantees, except as above noted, that at the time of the delivery of this Deed the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other. 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/our hand(s) this 12th day of July, 2019.

Robert F. Butt

Kathy Sue Butt

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

Personally appeared before me, a Notary Public of said County and State, Robert F. Butt and Kathy Sue Butt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER