Karen Johnson Davidson County
Batch# 380717 DEEDWARR
04/02/2020 08:34:13 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20200402-0035248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

James Hunter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2020.

Howard M. Skipworth
NOTARY PUBLIC

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Suite 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Hunter 3008 Claylick Rd. Whites Creek, TN 37189	United Faith Mortgage 25 Melville Park Road Suite 100 Melville, NY 11747	022-00-0-060.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DENNIS L. BUTLER, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES HUNTER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A tract or parcel of land in the 14th Civil District of said Davidson County, and described according to a survey by J. Bruce Rainey, Registered Land Surveyor, Tennessee No.: 823, Job No. 80-127, whose address is listed as P.O. Box 1130, Hendersonville, TN 37075, dated July 29, 1980, (and which survey shows Clay Lick Road as being 50-foot wide) as follows:

Beginning at a point in the centerline of Clay Lick Road, 265 feet, more or less, east of the intersection of the center line of Union Hill Road and Clay Lick Road and also being the common southerly corner of this property and Terry Messick and wife, property described in Book 5046, Page 472, Register's office for Davidson County, Tennessee; thence with the line between said Messick and this property, N 11 deg. 18 min. 30 sec. W 155 feet to an iron pin and

a point in the southerly line of Messick; thence with said Messick's southerly line, N 81 deg. 05 min. 42 sec. E 173 feet to an iron pin; thence S 3 deg. 23 min. 18 sec. E 29.0 feet to an existing nail at the northwesterly rear corner of the Charlie M. Hunter property as described in Book 3223, Page 567, said Register's Office in the easterly line of this property; thence continuing with the easterly line of this property, the line between said Hunter property, S 3 deg. 23 min. 58 sec. E 143.57 feet to the centerline of said Clay Lick Road and the common southwest or front corner of this property and Hunter's property; thence with the centerline of said Clay Lick Road, S 87 deg. 35 min. 10 sec. W 150.00 feet to the point of beginning and containing 0.60 acres, more or less.

Being the same property conveyed to THOMAS E. BUTLER, by deed from TROY L. CLYMER AND WIFE, PATRICIA E. CLYMER, of record in Book 10122, Page 203, dated July 12, 1996, said Register's Office. THOMAS E. BUTLER having since died testate on or about April 28, 2010. Pursuant to the Last Will and Testament of THOMAS EDWARD BUTLER, Docket No. 10P930, in The Seventh Circuit Court (Probate Division) for Davidson County, Twentieth Judical District, State of Tennessee, said property was devised to DENNIS L. BUTLER. Also see Instrument No. 20110713-0053719, dated July 12, 2011, said Register's Office.

This improved property is known as 3008 Claylick Road, Whites Creek, TN 37189.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 March, 2020.

Dennis L. Butler

Dennis L. Butler

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dennis L. Butler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of March, 2020.

Howard M. Skipworth

Notary Public

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023