RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 419367 DEEDWARR
06/18/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200618-0064535

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $175,000.00.

Affiant

Sworn to and subscribed before me this 12th day of June, 2020.

Notary Public

My Commission Expires: October 18, 2022

(SEAL) GILLIA BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Randall Haley and Martha Butterfield 2119 Westwood Ave. Nashville, TN 37212	New Owner(s)	070 13 0 062.00

This Indenture is made on the 12th day of June, 2020, by and between **RUSSELL D. COLGATE AND WIFE, JOY F. COLGATE** ("Grantor"), and **RANDALL HALEY AND MARTHA BUTTERFIELD, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Being a parcel of land in the Second Councilmanic District of Davidson County, Tennessee, beginning at an iron pin in the southerly margin of Buena Vista Pike, said pin being located South 36 deg. 50' 49" W, 64.93' from a concrete monument marking the PC of a return curve to Cliff Drive; thence now leaving said margin S 53 deg. 02' 56" E, 163.99' to an iron pin; thence S 36 deg. 58' 17" W, 65.00' to an iron pin, thence N 53 deg. 02' 56" W 163.85' to an iron pin in the southerly margin of said Buena Vista Pike; thence with said margin N 36 deg. 50' 49" E, 65.00 to the point of beginning containing 10,625 sq. ft., more or less.

Together with a 15-foot easement for ingress and egress as conveyed in Book 4073, Page 707, over and across the rear part of the property conveyed to Mrs. Grace Gregory by deed from Mamye L. Dorris Mills, of record in Book 3069, Page 427, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Russell D. Colgate and wife, Joy F. Colgate by quitclaim deed from Kimberly Kaye Hewitt of record in Instrument No. 20090508-0042507 Register's Office for Davidson County, Tennessee, dated May 8, 2009 and recorded on May 8, 2009.

This is improved property known as 2138 Buena Vista Pike, Nashville, TN 37218.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4067, Pages 852, Book 4067, Page 927, and Book 4071, Page 203, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 12th day of June, 2020.

GRANTOR:

Russell D. Colgate

Joy F. Colgate

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RUSSELL D. COLGATE and JOY F. COLGATE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of June, 2020.

Notary Public

My Commission Expires: 02/25/2022

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202006180064535

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)

COUNTY OF ROBERTSON)

Personally appeared before me, VALERIE M. WEBB, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie M. Webb

VALERIE M WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2022

My Commission Expires: 5/25/22