Karen Johnson Davidson County
Batch# 427236 DEEDWARR
06/26/2020 02:49:30 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20200626-0069588

2637-20

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00 . Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2020. Notary Public COMMISSION EXPIRES: 3-7-2023 (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Wooldridge	Same as Owner	Part of 056 00 0 040.00
(NAME)	(NAME)	
5268 Old Hickory Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **Brenda Jo Butka, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Wooldridge,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the 1st Councilmanic District of Davidson County, Tennessee and located north of Ashland City Highway and along the East Margin of Old Hickory Boulevard, this tract is part of parcel 040.00, belonging to Brenda Jo Butka as shown on Map 056-00 as evidenced in Deed Book 11332 Page 483, in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at an iron pin along the east margin of Old Hickory Boulevard, being the southwest corner of parcel 039.00, (State Plane coordinate North 687,364.55 East 1,698,006.50)belonging to George B. West as shown on Map 056-00 as evidenced in Deed Book 5788 Page 263, in the Register's Office for Davidson County, Tennessee (RODCT), and being the northwest corner of parcel 040.00, said point being the northwest corner of the property herein described, thence:

Leaving the east margin of Old Hickory Boulevard, with the common line of parcel 039.00 and parcel 040.00, North 84 degrees 18 minutes 46 seconds East (State Plane Bearing N 26 degrees 30 minutes 32 seconds East) a distance of 1260.63 feet to a fence post, said fence post being an interior corner common to parcel 039.00 and parcel 040.00, thence:
Continuing with said common line, South 04 degrees 44 minutes 02 seconds East a distance of 398.98 feet to a fence post, said fence post being an interior corner common to parcel 039.00 and parcel 040.00, thence:
Continuing with said common line, North 84 degrees 32 minutes 35 seconds East, a distance of 305.43 feet to an iron pin, said iron pin being the northeast corner of the property herein described, said iron pin being on the west line of parcel 133.00, belonging to Amy Price Neff and Eric Neff as shown on Map 057-00 as evidenced in instrument number 20150324-0025302 and instrument number 20160517-0049189, thence:
With the common line of said parcel 133.00 and parcel 040.00, passing through the southwest corner of parcel 133.00, being an interior corner of parcel 068.00, belonging to Zack Corley as shown on Map 056-00 as evidenced in instrument number 20061017-0128859, South 04 degrees 21 minutes 04 seconds East, a distance of 603.05 feet to an iron pin, said iron pin being the southeast corner of the property herein described, thence:
Continuing with said common line, North 68 degrees 35 minutes 57 seconds West, a distance of 353.17 feet to an iron pin, thence;
Continuing with said common line, North 81 degrees 25 minutes 43 seconds West, a distance of 171.00 feet to an iron pin, thence:
Leaving the common line of Parcel 068.00 and severing the property of Brenda Jo Butka with a new line, North 13 degrees 00 minutes 00 seconds West, a distance of 119.18 feet to an iron pin, thence:
Continuing with the new line, North 08 degrees 30 minutes 00 seconds East, a distance of 54.05 feet to an

iron pin, thence;
Continuing with the new line, North 81 degrees 25 minutes 00 seconds West, a distance of 217.22 feet to an iron pin, thence;
Continuing with the new line, South 44 degrees 00 minutes 00 seconds West, a distance of 93.00 feet to an iron pin, thence;
Continuing with the new line, North 86 degrees 00 minutes 00 seconds West, a distance of 80.00 feet to an iron pin, thence;
Continuing with the new line, North 47 degrees 00 minutes 00 seconds West, a distance of 142.82 feet to an iron pin, thence;
Continuing with the new line, South 30 degrees 00 minutes 00 seconds West, a distance of 100.00 feet to an iron pin, thence;
Continuing with the new line, North 78 degrees 00 minutes 00 seconds West, a distance of 213.84 feet to an iron pin, thence;
Continuing with the new line, North 69 degrees 40 minutes 00 seconds West, a distance of 200.00 feet to an iron pin, thence;
Continuing with the new line, North 73 degrees 00 minutes 00 seconds West, a distance of 80.00 feet to an iron pin, thence;
Continuing with the new line, North 78 degrees 18 minutes 00 seconds West, a distance of 237.00 feet to an iron pin, thence;
Continuing with the new line, North 62 degrees 18 minutes 00 seconds West, a distance of 50.00 feet to an iron pin, said iron being on the east margin of Old Hickory Boulevard, thence;
With the east margin of Old Hickory, North 23 degrees 22 minutes 00 seconds East, a distance of 360.00 feet to an iron pin, said iron pin being the point of BEGINNING, containing 21.3340 acres or 929,312 square feet more or less, according to a survey by Jesse E. Walker, RLS dated December 17, 2018.

Being a portion of the same property conveyed to Brenda Jo Butka by Deed dated February 2, 1999 from James Thomas John, Jr., recorded February 8, 1999, in Book 11332, Page 483, in the Official Records of the Register's Office for Davidson County, Tennessee.

Grantee is responsible for any and all "roll back" taxes as a result for said property being assessed in Greenbelt.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 5188 Old Hickory Boulevard, Nashville, TN 37218.

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. successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors 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 24th day of June, 2020.

Brenda Jo Butka, Grantor

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Brenda Jo Butka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 24th day of June, 2020.

Commission Expires: _____

SHANNON E. ZAHM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Notary Public

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Signature

My Commission Expires: September 7, 2020