THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2020-916

Karen Johnson Davidson County
Batch# 430021 DEEDWARR
07/02/2020 10:06:47 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20200702-0071741

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY THOUSAND AND 00/100 DOLLARS ($130,000.00) cash in hand paid, the receipt of which is hereby acknowledged, BARTHOLOMEW KLINE and wife, GABRIELLE KLINE ("the Grantors") have this day bargained and sold, and by these presents do transfer and convey unto BRADLEY BUTCHER and wife, JENNIFER BUTCHER, their successors, heirs and assigns ("the Grantees"), a certain tract or parcel of land as follows:

> Land in the 23rd Council Manic District of Nashville, Davidson County, Tennessee, being Tract III conveyed in Deed Book 9983, Page 863, in the Register's Office for said county and more particularly described as follows:
>
> BEGINNING in the west right of way of Old Charlotte Road at a point located northerly 2675 feet, more or less, from the intersection of said Old Charlotte Road and the north right of way of U.S. Highway 70; thence leaving said Old Charlotte Road North 86 degrees 39 minutes 11 seconds West, 626.06 feet to an iron pin in the east line of Garlon Crossno described in Deed book 5005, Page 302, R.O.D.C.; thence with said Crossno North 12 degrees 12 minutes 33 seconds East, 149.32 feet to an iron pin; thence South 86 degrees 38 minutes 13 seconds East, 639.91 feet to the west right of way of Old Charlotte Road South 17 degrees 23 minutes 24 seconds West, 149.73 feet to the point of beginning and containing 2.14 acres, more or less, pursuant to survey provided by John Kohl & Company, P.C., dated September 8, 2003.
>
> Being the same property conveyed to Bartholomew Kline and Gabrielle Kline, husband and wife by deed from Arup Bandyopadhyay and wife, Nandita Bandyopadhyay, dated March 28, 2019 and of record in Instrument No. 20190402-0029669, in the Register's Office of Davidson County, Tennessee.
>
> This coneyance in trust is subject to the right-of-way of Old Charlotte Pike.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belong, to the Grantees, and the Grantees' successors, heirs and assigns, forever. And the Grantors covenant with the Grantees, that the Grantors are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered, with the exception of real property taxes for the tax year 2020 and as otherwise set forth herein. And the Grantors further covenant and bind the Grantors' successors, heirs and assigns, to warrant and forever defend the title to said land to the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

BK/SR

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 30th day of June, 2020.

BARTHOLOMEW KLINE

GABRIELLE KLINE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2020, before me personally appeared BARTHOLOMEW KLINE and GABRIELLE KLINE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

WITNESS MY HAND and official seal at office in said County this 30th day of June, 2020.

NOTARY PUBLIC

APRIL MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 05-07-2024

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of June, 2020.

NOTARY PUBLIC

ASHLEE M. GOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXPIRES 2/19/2023
COUNTY OF DICKSON

My commission expires:

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Map & Parcel No: 126 074.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
Mr. & Mrs. BRADLEY BUTCHER
9052 Old Charlotte Pike
Pegram. TN 37143