WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: JAN. 8, 2024
(AFFIX SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Myron Reising and Judith Reising		Parcel ID: 156-00-0-010.00 & 156-00-0-011.00
(NAME) 7966 Hwy 100	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 450899 **DEEDWARR**
08/05/2020 11:21:03 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200805-0086822

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Edward Butts and Glenna Suzanne Butts, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Myron Reising and Judith Reising, husband and wife**, 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:

TRACT 1:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, being **Lot No. 33** on the unrecorded Plan of Harpeth Heights, described as follows:

Beginning at a point in the North margin of Highway No. 100 at the common corner of Lots 32 and 33; thence with the line between said lots, as follows: North 16 deg. 15' West 302 feet, North 3 deg. 15' West 705 feet to the center line of Harpeth River; thence with the centerline of the same South 84 deg. 10' East 115 feet to a corner of Lot 34, thence with the line between Lots 33 and 34, South 6 deg. West 655 feet, South 16 deg. 15' East 298.5 feet to the North margin of Highway No. 100; thence with the margin of the same Westerly 150 feet to the point of beginning.

Being the same property conveyed to Samuel Arthur Butts, Jr. and wife Nelle Bates Butts by Warranty Deed from Moorman M. Miller and wife, Margaret D. Miller, of record in Book 2333, Page 14, in the Register's Office of Davidson County, Tennessee, dated November 17, 1954 and recorded on November 19, 1954.

And being the same property conveyed to Nelle Bates Butts by Quitclaim Deed from Samuel Arthur Butts, Jr., of record in Book 11288, Page 81, in the Register's Office of Davidson County, Tennessee, dated January 5, 1999 and recorded on January 7, 1999. Nelle Bates Butts aka Nelle Bates Butts and Virginia Nelle Bates Butts died testate on June 16, 2005. The Last Will and Testament of Nelle Bates Butts was probated in the Seventh Circuit Court for Davidson County, Tennessee (Case No. 10P-299) whereby the above-described property was devised to Samuel A. Butts, Jr. Samuel A. Butts, Jr. aka Samuel Arthur Butts, Jr. died testate on October 22, 2013. The Last Will and Testament of Samuel A. Butts, Jr. was probated in the Seventh Circuit Court for Davidson County, Tennessee (Case No. 14P-285) whereby the above-described property was devised to Samuel A. Butts, III and James Edward Butts. Samuel A. Butts, III died testate on February 4, 2014. The Last Will and Testament of Samuel A. Butts, III was probated in the Cheatham County, Tennessee Chancery Court (Case No. P-2384) whereby his interest in the above-described property was devised to his spouse, Glenna Suzanne Butts.

Further being the same property conveyed to James Edward Butts and Glenna Suzanne Butts, as tenants in common, by Executor's Quitclaim Deed from James Edward Butts, Executor of the Estate of Samuel A. Butts, Jr., deceased, of record in Instrument No. 20150812-0080482, in the Register's Office of Davidson County, Tennessee, dated August 11, 2015 and recorded on August 12, 2015.

TRACT 2:

Land in the 9th, formerly the 14th Civil District of Davidson County, Tennessee, being **Lot No. 34** on the unrecorded Plan of Harpeth Heights, described as follows:

Beginning at a point in the North margin of Highway No. 100 at the common corner of Lots 33 and 34; thence with the margin of said Highway, Easterly 150 feet to a corner of Lot 35; thence with the line between Lots 34 and 35, North 16 deg. 15' West 292 feet to a point; North 9 deg. 30' West 605 feet to the center line of Harpeth River; thence with the center line of said River, North 84 deg. 10' West 115 feet to a corner of Lot 33; thence with the line between Lots 33 and 34, South 6 deg. West 655 feet to a point; South 16 deg. 15' East 298.5 feet to the point of beginning.

Being the same property conveyed to Samuel Arthur Butts, Jr. and wife Nelle Bates Butts by Warranty Deed from Moorman M. Miller and wife, Margaret D. Miller, of record in Book 2993, Page 635, in the Register's Office of Davidson County, Tennessee, dated November 16, 1959 and recorded on November 16, 1959

And being the same property conveyed to Samuel Arthur Butts, Jr. by Quitclaim Deed from Nelle Bates Butts, of record in Book 11288, Page 79, in the Register's Office of Davidson County, Tennessee, dated January 5, 1999 and recorded on January 7, 1999. Samuel A. Butts, Jr. aka Samuel Arthur Butts, Jr. died testate on October 22, 2013. The Last Will and Testament of Samuel A. Butts, Jr. was probated in the Seventh Circuit Court for Davidson County, Tennessee (Case No. 14P-285) whereby the above-described property was devised to Samuel A. Butts, III and James Edward Butts. Samuel A. Butts, III died testate on February 4, 2014. The Last Will and Testament of Samuel A. Butts, III was probated in the Cheatham County, Tennessee Chancery Court (Case No. P-2384) whereby his interest in the above-described property was devised to his spouse, Glenna Suzanne Butts.

Further being the same property conveyed to James Edward Butts and Glenna Suzanne Butts, as tenants in common, by Executor's Quitclaim Deed from James Edward Butts, Executor of the Estate of Samuel A. Butts, Jr., deceased, of record in Instrument No. 20150812-0080482, in the Register's Office of Davidson County, Tennessee, dated August 11, 2015 and recoded on August 12, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7966 Hwy 100, Nashville, TN 37221

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 we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 30 day of July, 2020

James Edward Butts by Sherry K. Lowe, Attorney-in-Fact
James Edward Butts,
by Sherry K. Lowe, Attorney-in-Fact

Glenna Suzanne Butts
Glenna Suzanne Butts

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Glenna Suzanne Butts, the 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, this the 30th of July, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sherry K. Lowe , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Edward Butts , as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of James Edward Butts , for the purposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2020.

Notary Public

My Commission Expires: 9-7-2020

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON