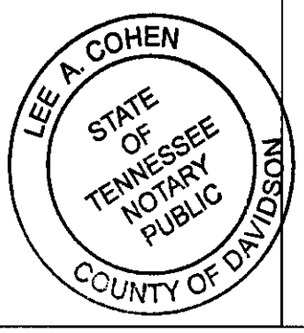
BOX 10-B



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$410,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **20TH** DAY OF **AUGUST, 2020.**

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JIM W. BUTLER, ET UX	**SAME**	**091-15-0-101.00**
(NAME)	(NAME)	
4201 NEVADA AVE.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 461339 **DEEDWARR**
08/21/2020 09:39:12 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200821-0094487

WARRANTY DEED

FOR AND IN 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, JEFFREY SOLIMA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO , **JIM W. BUTLER AND SARAH SADLER BUTLER, 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:

Land in Davidson County, Tennessee, being a portion of Block 2, as shown on the map entitled Realty Savings Bank & Trust Company's Revised plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Block 2, which is a corner lot, fronts 50 feet on the northerly margin of Park Avenue, formerly First Avenue, and fronts 150 feet on the Westerly margin of 52nd Avenue North, formerly Eleventh Street, and extends back 50 feet on the northerly line and 150 feet on the westerly line to a point of intersection.

Being the same property conveyed to JEFFREY SOLIMA AND WIFE, ELISE SOLIMA, by deed from WINSTON D. EDWARDS, II AND WIFE, ALLYSON L. EDWARDS, of record as Instrument No. 20010504-0046426, dated April 30, 2001, said Register's Office. ELISE SOLIMA conveyed her interest in said property to JEFFREY SOLIMA, by Quitclaim Deed of record as Instrument No. 20120727-0066067, dated July 25, 2012, said Register's Office.

This conveyance is subject to matters shown on the Book 421, Page 18; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

unimproved ( )
This is improved(**X**) property, known as **5200 PARK AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20TH day of August, 2020.

JEFFREY SOLIMA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JEFFREY SOLIMA**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20TH day of August, 2020.

My Commission Expires: **May 2, 2022**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public