WARRANTY DEED

Karen Johnson Davidson County
Batch# 503219 DEEDWARR
10/29/2020 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20201029-0125848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Jamie Kathryn Butler and Josh Dewey Butler III	SEND TAX BILLS TO: New owners	MAP-PARCEL NUMBERS
(NAME) 4558 Old Hickory Blvd	(NAME) at property address	07800002900
(ADDRESS) Nashville TN 37218	(ADDRESS)	
(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, WE, **Michael Anthony Whitmon, Jennifer Ann Smith, Patsey Yvette Thomas, and Penne Yvonne Leeper**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jamie Kathryn Butler and Josh Dewey Butler III**, a married couple, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, August 18, 1964, as follows:

Being on the easterly margin of Old Hickory Boulevard at the intersection of same and a point in the southern boundary line of the property conveyed to Joe W. Collier, et al., of record in Book 3571, Page 89, thence with said Collier's southern boundary line south 87 degrees 00' east 1,045 feet east to an iron pin by others; thence south 28 degrees 30' east 137 feet; thence north 88 degrees 00' west 1,100 feet to the easterly margin of Old Hickory Boulevard; thence with the same, north 4 degrees 05' west 135 feet to the beginning, containing 3.3 acres, more or less.

Being the same property conveyed to Samuel R. Whitmon, for and during his natural life, Penne Yvonne Leeper, Michael Anthony Whitmon, Jennifer Ann Smith and Patsey Yvette Thomas, and to the survivor of such person, by virtue of that certain Quit Claim Deed dated July 18, 2012, and being of record at Instrument No. 20120914-0083386 in the Register's Office of Davidson County, Tennessee. Samuel R. Whitmon having died on/or about October 19, 2013.

Sellers warrant that this property was not used as their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4558 Old Hickory Blvd. Nashville, TN 37218
(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 15th day of October, 2020.

Michael Anthony Whitmon

Jennifer Ann Smith

Patsey Yvette Thomas

Penne Yvonne Leeper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Anthony Whitmon, Jennifer Ann Smith, Patsey Yvette Thomas andPenne Yvonne Leeper** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of October, 2020.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022