Karen Johnson Davidson County
Batch# 520730 DEEDWARR
11/24/2020 12:00:30 PM 6 pgs
Fees: $33.00 Taxes: $3,398.45
20201124-0137846

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3316

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $918,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of November, 2020

Notary Public

Commission Expires:

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| BR Trust<br>1451 Elm Hill Pike<br>Nashville, Tennessee 37210 | New Owner | 114-00-0-165.00 and<br>114-00-0-252.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Peggy L. Conners, Heir and Administratrix of The Estate of Mary E. Buttrey, Cheryl K. Phillips, Heir of The Estate of Mary E. Buttrey, Paula A. Pruitt, Heir of The Estate of Mary E. Buttrey, Robert T. McGlasson, III, Heir of The Estate of Mary E. Buttrey, and Ernest Russell Pardue, Heir of The Estate of Mary E. Buttrey**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BR Trust, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the 8th Civil District of Davidson County Tennessee of record in Plat Book 1432, Page 558, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Said above described land on Sawyer and Brown Road. Beginning in Center of S. and B. Road at C.V. Hutchison so. West corner Elm Pointer, Thence so. 83° East with C.V. Hutchisons line 48 1/2 poles to an Ash Pointer in J.M. O'Briens West Boundary. Thence so with J.M. O'Briens West line 73 Poles to a small Elm J.M. O'Briens so. West Corner. Thence No.82 degrees West 44 1/2 Poles to center of S and B. Road, planted stone pointer, Thence with Center of said Road no.19 degrees West 13 Poles to an Iron Pin, Thence no. 7 1/2 degrees West 21 Poles with Road to a large cedar. Thence due no. with Road 16 1/2 poles to a cedar Thence no.15 degrees East 6 poles to the Beginning containing 21 2/3 acres Be the same more or less this being a part of a 70 acre track Conveyed to Walter Gaddes Jr. and wife Ola Mai Gaddes By W. A. Robinson and wife Helen Robinson.

Included in the above description but specifically excluded from this Affidavit of Inheritance is the following described real estate conveyed to the State of Tennessee by Troy Buttrey and wife, Ideline I. Buttrey on April 28, 1960, of record in Book 3069, Page 479:

Located in the 8th Civil District of Davidson County, Tennessee:

Beginning at a point in the boundary line between the lands of C. V. Hutchison and Troy Buttrey, said point being 274.3 feet South 78 degrees 18 minutes East of centerline Station 372+46.6 of the proposed Interstate Highway and runs South 53 Degrees 24 minutes 13 seconds West, 212.4 feet to a point; thence South 47 degrees 56 minutes 04 seconds West, 190.29 feet to a point; thence with a curve to the left having a radius of 5549.58 feet a circular distance of 483.46 feet in a Southwest direction to a point; thence South 0 degrees 51 minutes 45 seconds West, 101.64 feet to a point; thence South 2 degrees 11 minutes 37 seconds East, 402.55 feet to a point in the boundary line between the lands of Buttrey and Gaddis; thence with said boundary line in a Northwest direction 55 feet to a point in the East right-of-way line of Sawyer Brown Road; thence with said right-of-way line in a Northerly direction 1230 feet to a point in the boundary line between the lands of C. V. Hutchison and Buttrey; thence with said boundary line South 78 degrees 18 minutes East to a point; thence South 10 degrees 47 minutes 98 seconds West, 157.64 feet to a point; thence with curve to the right having a radius of 5909.58 feet a circular distance of 71.55 feet to a point; thence North 36 degrees 15 minutes 23 seconds East, 112.6 feet to a point in the boundary line between the lands of Buttrey and Hutchison; thence with said boundary line South 78 degrees 18 minutes East, 488.5 feet to the point of beginning, containing 6.09 acres, more or less and being a part of the same land conveyed to Troy Buttery and wife, Ideline I. Buttrey by deed of record in Book 1432, page 558, in the Register's Office, Davidson County, Tennessee.

Said above described land is conveyed in fee simple. It is to be used for the construction of a controlled access highway and all right of ingress or egress to, from and across the same to and from abutting lands is hereby conveyed, however, the Grantors will have right of access to Sawyer Brown Road, only, across the lines having the following calls and distances: "thence South 0 degrees 51 minutes 45 seconds, West, 101.64 feet to a point; thence South 2 degrees 11 minutes 37 seconds East, 402.55 feet to a point", and "thence South 10 degrees 47 minutes 08 seconds West, 157.64 feet to a point."

Being the same property conveyed to Troy Buttrey and wife, Ideline I. Buttrey by Warranty deed from Walter Gaddes, Jr. and wife, Ola Mae Gaddes of record in Book 1432, page 558, Register's Office for Davidson County, Tennessee, dated November 28, 1946 and recorded on November 28, 1946. Troy Buttrey died September 17, 1991, leaving Ideline I. Holt Buttrey as the surviving tenant by the entirety.

Ideline Isabelle Buttrey died November 2, 1995. Her estate was administered through Cheatham County Probate Court, Docket No. P751. Last Will and Testament of Ideline I. Buttrey in Instrument No. 201311220120352, in the Register's Office for Davidson County, Tennessee, leaving the property to her son, Randall R. Buttrey.

Affidavit of Inheritance of record as Instrument No. 200604110041394, in the Register's Office for Davidson County, Tennessee states that the only heir-at-law of Troy Buttrey and Ideline I. Buttrey is their son Randall R. Buttrey.

Randall R. Buttrey died January 13, 1996, his estate being administered through Davidson County Probate Court, Docket No. 96P-744. Affidavit of Inheritance of record as Instrument No. 200604110041394, in the Register's Office for Davidson County, Tennessee states that his wife, Mary E. Buttrey was the heir at law.

Mary E. Buttrey died January 2, 2014, her estate being administered through Davidson County Probate Court, Docket No. 14P-223. Affidavit as to Heirs of record in Instrument Number ___202011240137845___, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7620 Sawyer Brown Road, 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 GRANTEE, its successors and assigns forever; and we so covenant with the said GRANTEE 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 GRANTEE, its 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.

Dated this the 17th day of November, 2020.

The Mary E. Buttrey Estate

By: _____ By: _____
Peggy L. Conners, Heir Peggy L. Conners, Administratrix

By: _____
Paula A. Pruitt, Heir

By: _____
Robert T. McGlasson, III, Heir

By: _____
Cheryl K. Phillips, Heir

By: _____
Ernest Russell Pardue, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

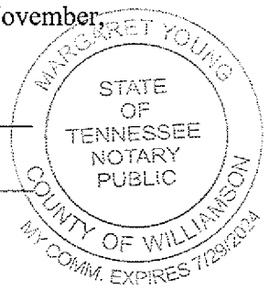
_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peggy L. Conners**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Administratrix of the Estate of Mary E. Buttrey, the maker or the constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

Notary Public
My Commission Expires: _____

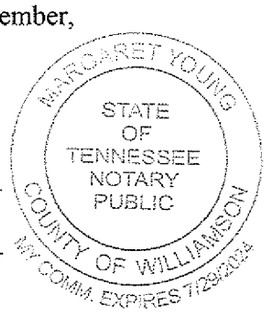



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

Notary Public
My Commission Expires: _____




STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert T. McGlasson, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

Notary Public
My Commission Expires: _____

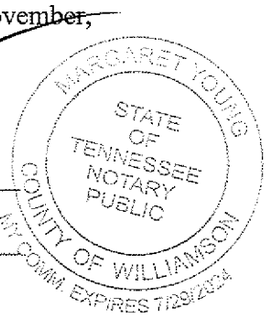


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

Notary Public
My Commission Expires: _____

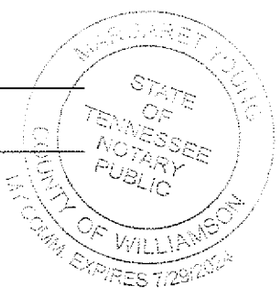



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of November, 2020.

Notary Public
My Commission Expires: _____



# True Copy Certificate of Authenticity

I, **Taylor Grills,** 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021