BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 697231 **DEEDWARR**
08/13/2021 10:47:14 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20210813-0109520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC TENNESSEE SUMNER COUNTY My Commission Expires 03-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JER Tennessee Investment Services Trust #1 dated August 9, 2021	New Owner	
(NAME)	(NAME)	
2215 Castleman Dr.		103 14 0 016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **RACHEL M. CRUMPLER AND BENJAMIN A. CRUMPLER, CO-TRUSTEES OF THE BUTTRICK FAMILY LIVING TRUST DATED APRIL 24, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES ED RICE, JR., TRUSTEE OF THE JER TENNESSEE INVESTMENT SERVICES TRUST #1 DATED AUGUST 9, 2021**, 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 Lot No. 58 on the Plan of Hillwood Terrace, Section 2, as of record in Plat Book 3300, Page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 58 fronts 92 feet on the Northerly side of Brookwood Terrace and runs back on the Easterly line 217.5 feet and on the Westerly line 217.5 feet to a line in rear which measures 92 feet thereon.

Being the same property conveyed to David G. Buttrick and wife, Betty A. Buttrick, by Warranty Deed from Lawson G. Freeman, Jr., and wife, Dibrell S. Freeman, of record in Book 6312, Page 961, in the Register's Office of Davidson County, Tennessee, dated June 08, 1984 and recorded on June 11, 1984.

Being the same property conveyed to David G. Buttrick, Trustee of the Buttrick Family Living Trust, dated April 24, 2014, by Quitclaim Deed from David G. Buttrick, of record in Instrument No. 20170217-0016568, in the Register's Office of Davidson County, Tennessee, dated February 09, 2017 and recorded on February 17, 2017. As Corrected by Scrivener's Affidavit record in Instrument No. 20180411-0033940, said Register's Office. The said Betty A. Buttrick, died on January 10, 2015. David G. Buttrick died on April 22, 2017. Rachel M. Crumpler and Benjamin A. Crumpler are the Co-Trustees, pursuant to the Buttrick Family Living Trust dated April 24, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 68 Brookwood Terrace, Nashville, TN 37205
(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 12 day of August, 2021

BUTTRICK FAMILY LIVING TRUST DATED APRIL 24, 2014

BY: Rachel M Crumpler

RACHEL M. CRUMPLER, CO-TRUSTEE

BY: Benjamin A. Crumpler

BENJAMIN A. CRUMPLER, CO-TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Rachel M. Crumpler and Benjamin A. Crumpler with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Butrtick Family Living Trust dated April 24, 2014, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Co-Trustees of said Trust.

Witness my hand and official seal this 12th day of August, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public