Karen Johnson Davidson County
Batch# 795129 DEEDWARR
01/25/2022 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220125-0009067

WARRANTY DEED

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-1084

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donald Orin Wiseman, II and Ruth Margaret Wiseman, husband and wife	First Horizon Bank	Map: 186040A08800CO
(NAME) 9021 Macauley Ln.	(NAME) 165 Madison Avenue	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($575,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JESSE BUTLER AND SARAH BUTLER, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DONALD ORIN WISEMAN, II AND RUTH MARGARET WISEMAN, 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 Lot No. 132, on the Plan of Final Plat, Burkitt Place, Phase 1B, Section 1, Cluster Lot Subdivision, of record in Plat Book Instrument No. 20061109-0139669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesse Butler and Sarah Butler, husband and wife, by deed from Brian P. Wolf and wife, Anna Mechling Wolf, of record in Instrument No. 20151218-0127316, dated December 11, 2015, Register's Office for said County.

See Power of Attorney of record in Instrument No. 202201250009066, Register's Office for said County.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20061109-0139669, said Register's Office.

Sewer and Drainage Easement of record in Book 3678, Page 723, in the Register's Office for Williamson County, Tennessee.

Assignment of Developer's Rights of record in Instrument No. 20120106-0001500, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to Homeowners Association of record in Book 4499, Page 487 (Williamson Co.) and Instrument No. 20071220-0145868 and Instrument No. 20170120-0006761 (Davidson Co.), in the Register's Office for said County, Tennessee.

Charter for Homeowners Association of record in Book 4244, Page 871, in the Register's Office for Williamson County, Tennessee.

Easement to United Telephone Co. of record in Instrument No. 20060607-0067534 (Davidson Co.) and Book 3940, Page 211 (Williamson Co.), in the Register's Office for said County, Tennessee.

PUD Boundary of record in Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 3855, Page 402 (Williamson Co.) and Instrument No. 20060317-0030915 (Davidson Co.), in the Register's Office for said County, Tennessee.

Deed to State of Tennessee of record in Book 1481, Page 273, in the Register's Office for Williamson County, Tennessee.

Easement for Ingress and Egress to Cemetery of record in Book 112, Page 184, in the Register's Office for Williamson County, Tennessee. That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy.

Easement and Contribution Easement of record in Book 3657, Page 344 (Williamson Co) and Instrument No. 20050816-0096915 (Davidson Co.), in the Register's Office for said County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083 and Instrument No. 20070724-0087659, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 3845, Page 754, amended in Book 4166, Page 667, Book 4179, Page 811 and Book 6878, Page 228 (Williamson Co.) and Instrument No. 20060306-0025388, amended in Instrument No. 20070202-0014304, Instrument No. 20120106-0001500 and Instrument No. 20150714-0068441 (Davidson Co.), Book 3845, Page 789 (Williamson Co.), amended in Book 7470, Page 453 (Williamson Co.) and Instrument No. 20180926-0095460 (Davidson Co.), said Register's Office.

unimproved ☐
This is improved ☒ property, known as 9021 Macauley Ln., Nolensville, TN 37135

(House No.) (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 our hands this 14th day of January, 2022.

Jesse Butler by Sarah Butler his Attorney-In-Fact

Jesse Butler by Sarah Butler his Attorney-In-Fact

Sarah Butler

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 14th day of January, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Sarah Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Jesse Butler, as his/her Attorney-in-Fact, as the free act and deed of the within named Jesse Butler.

Witness my hand and official seal this 14th day of January, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certification of Recorded Documents

I, Aubrey Seavers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 14, 2022.

(AFFIANT) – Aubrey Seavers

01/14/2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of January, 2022.

My commission expires: 5.2.22

Notary Public

