Karen Johnson Davidson County
Batch# 873256 DEEDWARR
06/16/2022 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220616-0069204

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Tiffany Rooker Affiant Subscribed and sworn to before me, this 8 day of June, 2022. Notary Public My Commission Expires: 10/2/23

WARRANTY DEED

Address New Owner: Reaves Avery Washburn 247 Collier Ave Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 119-14-0-014.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TONY BUTTREY, MARRIED and DONNA ANN BOYD, UNMARRIED** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **REAVES AVERY WASHBURN, UNMARRIED** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being the Easterly 75 feet of Lot No. 21. Block "E" on the Map of Woodbine Courts Subdivision, Part 2, not of record which map was prepared by Blanchard & Parrish, Engineers.

Said part of Lot No. 21 fronts 75 feet on the South side of Collier Avenue and runs back between parallel lines 155.5 feet to a deadline, measuring 75 feet thereon. Said lot begins at a point in the Southerly margin of Collier Avenue 300 feet from the Northeasterly corner of Lot 17; thence Southwardly with the line between Lots 20, and 21; 155.5 feet to a line, being the common corner of Lots 20, 21, 9 and 10; thence Westerly with the Northerly line of Lot No. 9, 75 feet, thence Northerly 155.5 feet to a point in the Southerly margin of Collier Avenue; thence Easterly 75 feet to the point of beginning.

Being the same property conveyed to C. Vance Hickerson by deed from Robert H. Polk, Executor of the will of Fressie Schurer, et als as of record in Book 4586, page 27, Register's Office for Davidson County, Tennessee.

The said C. Vance Hickerson is now deceased and his Executor as record in Will Book 119, page Probate Court of Davidson County, Tennessee File No. 63748.

Being the same property conveyed to Mattie F. Buttrey by Warranty deed from James E. Hickerson, Executor of the estate of C. Vance Hickerson of record in Book 5104, page 923, Register's Office for Davidson County, Tennessee, dated January 10, 1977 and recorded on January 12, 1977. (Value or consideration shown in aforementioned deed $16,000.00.).

Being the same property conveyed to Donna Ann Boyd and Tony Buttrey, as joint tenants with the right of survivorship by Quitclaim deed from Mattie Furlough Buttrey, a widow reserves to herself a life estate interest of record in Instrument No. 20160627-0065369 Register's Office for Davidson County, Tennessee, dated June 23, 2016 and recorded on June 27, 2016. (Value of consideration shown in aforementioned deed $0.00.).

Said Mattie Furlough Buttery became deceased on October 18, 2021, thereby terminating said life estate.

This is improved property commonly known as: **247 Collier Ave, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 9th day of June, 2022.

Tony Buttrey
TONY BUTTREY

Donna Ann Boyd
DONNA ANN BOYD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONY BUTTREY and DONNA ANN BOYD,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of June, 2022.

Notary Public
My Commission Expires: _____

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 6/8/2022.

D. Shayne Adair

6/10/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 10 day of June, 2022.



Notary Public
My Commission Expires: 03/07/2026