WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

File #24-TC-0804-P

(SEAL)

JAMES A. WAECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-8-27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly P. Butler and Benjamin D. Butler	**New Owner**	
(NAME)	(NAME)	**141 05 0A 085.00**
804 Gloucester Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch # 1153940 DEEDWARR
07/03/2024 09:25:30 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20240703-0050153

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the herein and valuable consideration, the receipt of which is hereby acknowledged,

PATRICIA G. PEDIGO, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

KELLY P. BUTLER AND BENJAMIN D. BUTLER, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, TN being Lot No. 85 on the Plan of AVONDALE PARK, PHASE 1, SECTION 2, "CLUSTER LOT SUBDIVISION" of record in Instrument No. 20081218-0121117, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia G. Pedigo, unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20090708-0063722, in the Register's Office of Davidson County, Tennessee, dated July 07, 2009 and recorded on July 08, 2009.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of Avondale Park, Phase 1, Section 2, as recorded in Plat Book 20081218-0121117, Page(s) , said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20081203- 0117452, as amended in Instrument Nos. 20090331-0028791, 20101223-0102254 and 20190313-0023161, said Register's Office.
* Easement for Pump House & Drainage, recorded in Book 840, Page 540, said Register's Office.
* Easement for Right of Way (Transmission/Power Lines), recorded in Book 787, Page 7; Book 4193, Page 903 and Instrument No. 20060110-0003857, said Register's Office.
* Easement for Tennessee Valley Authority, recorded in Book 4273, Page 280, said Register's Office.
* Easement for Water Lines, recorded in Book 5738, Page 819; Book 5738, Page 832; Instrument No. 20080818-0084836 and Abandonment recorded in Instrument No. 20080826-0087638, said Register's Office.
* Easement for Sewer Lines, recorded in Book 7601, Page 400, said Register's Office.
* Easement for Utility, recorded in Instrument Nos. 20040204-0013639, 20040204- 0013640, 20040204-0013641, 20080701-0067906 and 20080818-0084836, said Register's Office.
* Easement for Access/Ingress/Egress, recorded in Instrument No. 20041207-0145662, said Register's Office.
* Easement for Ingress/Egress, recorded in Instrument No. 20080701-0067905 and Abandonment recorded in Instrument No. 20141029-0099984, said Register's Office.
* Easement for Sanitary Sewer and Appurtenances, recorded in Instrument No. 20090414-0033624, said Register's Office.
* Easement for Landscape, recorded in Instrument Nos. 20090414-0033629 and 20090429-0038537, said Register's Office.
* Easement recorded in Book 4228, Page 635 and Book 4118, Page 694, said Register's Office.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060512-0055867 and 20071002-0117293, said Register's Office.

* Inspection and Maintenance Agreement (Stormwater Facility) as set forth in instrument recorded in Instrument No. 20071002-0117293, said Register's Office.
* Memorandum of lease between Michael R. Allison and National Advertising Company, of record in Book 10023, Page 638, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **804 Gloucester Lane, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 2nd day of July, 2024.

Patricia Pedigo

Patricia G. Pedigo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of July, 2024, before me personally appeared Patricia G. Pedigo, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027