BOOK 9483 PG 47

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,150.00

Velinda Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 19 94

Notary Public

MY COMMISSION EXPIRES: 8-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Velinda Smith (NAME)	Guaranty Trust Company (NAME)	MAP 165-14
4868 Peppertree Drive (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 157
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Jerry Butler and wife, Georgia Butler *

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

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:

Being Lot No. 188 on the Plan of Peppertree Forest, Section 14, as of record in Plat Book 7900, Page 501, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Jerry D. Butler by deed from Elite Construction Inc. of record in Deed Book 8501, page 805, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8911, page 265, Register's Office for said County.

Plat sets out a Storm Water Detention Agreement as of record in Book 8030, page 331, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

96580

IDENTIF. ✦ REFERENCE

94 OCT -4 AM 8:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4556 10/04 0101 03CHECK 320.17

unimproved ( )
This is improved (X) property, known as 4868 Peppertree Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*Georgia Butler joins in this conveyance to convey any and all rights she may have in this property.

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 26th day of September 19 94

Jerry Butler by Stacey Trentham, Atty in fact
Jerry Butler

Georgia Butler by Stacey Trentham, Atty in fact
Georgia Butler

BOOK 9483 PG 48

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____ Tennessee, this _____day of _____ 19_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____

Notary Public

COUNTY OF DAVIDSON

On this the 27th day of September 1994, before me personally appeared Jerry Butler and wife, Georgia Butler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jerry Butler and wife, Georgia Butler, and who acknowledged that they executed the same as the free act and deed of the said Jerry Butler and wife Georgia Butler by virtue of that Power of Attorney, duly executed by the said Jerry Butler and wife Georgia Butler and appearing of record in Book 9483, page 46, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 27th day of September, 1994.

My Commission Expires: 5-25-96

Megan Steeg
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

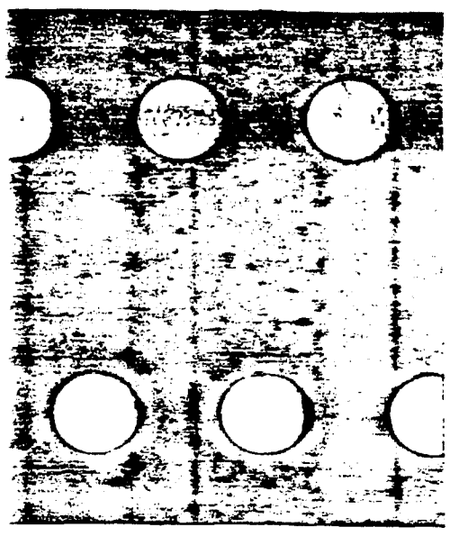
RETURN TO:
CUMBERLAND TITLE COMPANY

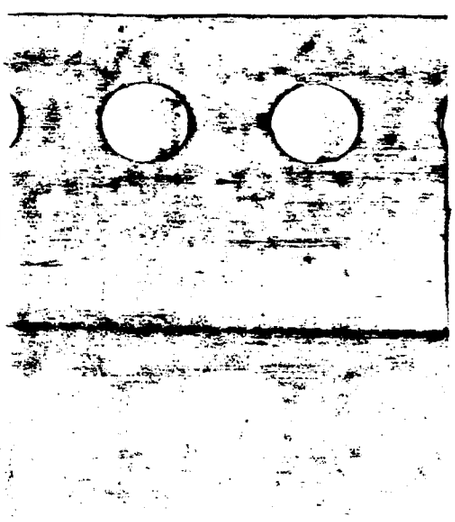
EDWARD SEDDON
ATTORNEY - AT - LAW

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9483 PG 49

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	84150.00
CON TX	311.17
PRFEE	1.00
WDEED	8.00
TOTAL	320.17
CASH	320.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/94 01 08:26 0001 4556

96580
IDENTIF. & REFERENCE

94 OCT -4 AM 8:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 840797