# WARRANTY DEED

**Return to.**
**All-Star Title, Inc**
**120 Donelson Pike, Ste 201**
**Nashville, TN 37214**
**Ph: (615) 883-5883 Fax: (615) 883-7543**

Instr:200006290064490 Page: 1 OF 2
REC'D FOR REC 06/29/2000 8:13:32AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $590.89

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:. 5/20/02 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jimmy Dixon | Jimmy Dixon | 149-10/107 |
| (NAME) 5053 Streamfield Pass | (NAME) 5053 Streamfield Pass | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Antioch, TN 37013 | |
| (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, Jerry Butler ~~Homes,~~ Builders LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Dixon a Single person,, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 5053 Streamfield Pass, Antioch, TN 37013
(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 our hands this 20th day of June, 2000.

Jerry Butler ~~Homes~~ Builders, LLC

By: _____

Attest: _____

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public, personally appeared Jerry Butler Homes and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and ~~official~~ seal at Nashville, Tennessee this 20th day of June, 2000.

Commission expires:
5/20/02

Notary Public

File No.: 11001525

# EXHIBIT A

Being Lot Number 51, on the Plat of Hunters Run, Section 3, of record in Plat Book 9700, page 684, Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Butler Construction, Inc., by Quitclaim Deed from Butler Construction, L.L.C., dated 12/28/99, of record in Instrument 199912280307026, Register's Office for Davidson County, Tennessee. And further being conveyed to Jerry Butler Builders LLC by Deed from Jerry Butler Construction, Inc being recorded simultaneously herewith.
Property Address:
5053 Streamfield Pass
Antioch, Tennessee 37013