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Instr:200008310086337 Page: 1 OF 2
REC'D FOR REC 08/31/2000 1:48:07PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $445.24

# WARRANTY DEED

**This Indenture** made this **11th** day of **August, 2000** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Maria Todd, married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

**BEING Lot No. 10 on the final Plat of Meadow Woods, Second Revision, Phase I, of record in Plat Book 9700, Page 519, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**Being a portion of the same property conveyed to Butler Construction, LLC by Warranty Deed from Sanders and McCrary, Joint Venture of record in Book 11195, page 249, Register's Office for Davidson County, Tennessee. Said Lot having since been conveyed to Jerry Butler Builders, LLC by Quitclaim Deed recorded simultaneoulsy herewith.**

**Subject to all matters of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee.**

**Subject to restrictions of record in Book 10666, page 748, and Book 10788, page 10, Register's Office for Davidson County, Tennessee.**

**Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.**

**Improved property known as 1449 Laurel Oak Drive, Antioch, Tennessee 37013.**

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 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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,** Grantor s hereunto set grantor's hand(s) and seal this **11th** day of **August, 2000.**

**Jerry Butler Builders, LLC**

_____

**Jerry Butler Managing Partner**

_____

_____

Attorney in Fact

County of Davidson

State of Tennessee

On the 11th day of August, 2000, before me personally appeared Jennifer R. Pierce, 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, Managing Partner for Jerry Butler Builders, LLC, as his/her attorney in fact and acknowledged that Jennifer R. Pierce executed the same as the free act and deed of the said Jerry Butler, Managing Partner for Jerry Butler Builders, LLC. Said Power of Attorney being recorded in Book ___*___, page _*____, Register's Office for said County and State.

* Recorded Simultaneously Herewith

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

**********

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $120335

Affiant

Subscribed and sworn before me this 11th day of August, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires March 29, 2003

**********

**Prepared by:**
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

**Address of New Owner**
Maria Todd
1449 Laurel Oak Drive
Antioch, Tennessee 37013

**Send Tax Bills to:**
NovaStar Mortgage, Inc.
23046 Avenue De La Carlota 3 FL
Laguna Hills, CA 92653

**Map & Parcel Number:**

Map: 164 - 12 Parcel: 10