Davidson County DEEDWARR
Recvd: 12/14/01 08:09 2pgs
Fees:13.00 Taxes:472.86
20011214-0138073

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **6th** day of **December, 2001** between **Jerry Butler Builders, LLC, ,** GRANTOR, and **Jason A. Clouse and wife, Rachel L. Clouse ,** 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:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Section Four, Meadow Woods of record in Instrument NO. 20010605-58115, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Butler Developers, LLC by Warranty Deed from Sanders and McCrary, Joint Venture, of record in Book 11056, page 887, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Butler Developers, LLC of record in Instrument Number 20011214-0138071 **, Register's Office for Davidson County, Tennessee.**

Subject to all matters of record in Plat Instrument Number 200009210094039, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 10666, page 748, and Instrument Number 200005240051988, 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 1508 Chestnut 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 **6th** day of **December, 2001.**

Jerry Butler Builders, LLC

Jerry Butler Managing Partner

Attorney-in-fact

County of Davidson

State of Tennessee

On the 6th day of December, 2001, 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, 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. Said Power of Attorney being recorded in Book **, page **, Register's Office for said County and State.

**Instrument Number 200112140138072

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2005 RUTHERFORD COUNTY, TN

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $127800

Affiant

Subscribed and sworn before me this 6th day of December, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2005 RUTHERFORD COUNTY, TN

****

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

Address of New Owner
Jason A. Clouse
1508 Chestnet Oak Drive
Antioch, Tennessee 37013

Send Tax Bills to:
The Home Mortgage Group
1370 Hazelwood Drive, Suite 208
Smyrna, Tn. 37167

Map & Parcel Number:

Map 164 Group 16-A Parcel 94