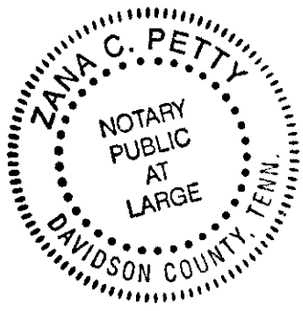
FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/29/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 01/14/03 10:54 2pgs
Fees:13.00 Taxes:399.60
20030114-0005719

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Butler	ABN AMRO Mortgage Group, Inc.	Map 74-08
(NAME) 320 Bonnavue Drive	(NAME) 2600 West Big Beaver Road	Parcel 93.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Troy Michigan 48084	
(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,
Ernest J. Watts, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO**
Phillip Butler and Wife, Melanie Butler, 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. 682 on the Plan of HERMITAGE HILLS, Section 7, as of record in Plat Book 3300, Pages 62 and 63, 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 the same property conveyed to Ernest J. Watts and wife, Dora M. Watts by deed from F.E. Straatton, Jr. and wife, Rettie S Stratton of record in Deed Book 4201, page 843, Register's Office for said County. Further conveyed by Quitclaim Deed to Ernest Jack Watts by Ernest Jack Watts and wife, Dora Millicent Watts of record in Book 10658, page 41, said Register's Office.

Restrictive Covenants of record in Deed Book 6142, Page 458, Register's Office of said County.

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

** a/k/a Ernest Jack Watts

unimproved ☐

This is improved ☒ property, known as 320 Bonnavue Drive, Hermitage, TN 37076
(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 my/our hand(s) this 10th day of January, 2003.

Ernest J. Watts
By Wendy Waller
Atty. in Fact

Ernest J. Watts

STATE OF Tennessee
COUNTY OF Wilson

On this the 10th day of January, 2003, before me personally appeared Wendy Waller, 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 Ernest J. Watts, and who acknowledged that he executed the same as the free act and deed of the said Ernest J. Watts by virtue of that Power of Attorney, duly executed by the said Ernest J. Watts and appearing of record in Instrument Number 20030114000005718 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Mt Juliet, this 10th day of January, 2003.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY, TENN. TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE

File Number2301018
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122