WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/03 13:34 2pgs
Fees:13.00 Taxes:297.85

20030321-0037794

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Selena A. Harvell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/07

(AFFIX SEAL)

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selena A. Harvell	Wells Fargo Home Mortgage	149-05-0-083.00
(NAME)	(NAME)	
4737 Volunteer Drive	11301 Carmel Commons Road ,Ste 309	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte, NC 28226	
(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, The Butler Family Partnership, L.P., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Selena A. Harvell, unmarried, 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 all of Lot No. 103, Terragon Trails Subdivision, Section I, as shown by plat and survey of record in Plat Book 4860, Page 61 and amended in Plat Book 5066, Page 836, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to The Butler Family Partnership, L.P. by Quitclaim Deed from Ronnie Elton Butler and wife, Sandra Jean Butler, of record in Book 10040, Page 56, Register's Office for Rutherford County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4737 Volunteer Drive, 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 my hand this 14th day of March, 2003.

The Butler Family Partnership, L.P.

By: Sandra Butler

Sandra Butler, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sandra Butler with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Partner respectively of the The Butler Family Partnership, L.P. the within named bargainor, and corporation, and that he/she as such Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Sandra Butler as such Partner .

Witness my hand and official seal at office at Smyrna, Tennessee on this the 14th day of March, 2003.

Notary Public

My Commission Expires: 4/6/06

JACK CASE WILSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

RETURN TO:

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167