WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jasen T. Estes	Mortgage Investors Group	MAP 64
(NAME) 316 Brandiwood Court	(NAME) 1321 Murfreesboro Road	GROUP 09-0
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, Tennessee 37217	PARCEL 237
(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, Gregory L. Butler and Wife, Anglea Butler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jasen T. Estes, 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 Lot No. 77, Southfork Subdivision, Section One, as shown by plat of record in Plat Book 6250, Page 384 and 385, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description was taken from the Deed of record in Book 8574, Page 465. Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Gregory L. Butler, unmarried, by Deed from Brian W. Opel and wife, Vickie L. Opel, dated October 21, 1996, filed for record on October 23, 1996, in Deed Book 10269, Page 508, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Deed Book 6790, Page 998, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6596, Page 797 and Deed Book 6906, Page 733, Register's Office of said County.

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

The said Gregory L. Butler is joined in this conveyance by his Wife, Angela Butler in order to convey any and all interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Davidson County DEEDWARR
Recvd: 11/02/04 12:57 2pgs
Fees:13.00 Taxes:462.50

20041102-0131615

unimproved ☐

This is improved ☒ property, known as 316 Brandiwood Court, Old Hickory, TN 37138

(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 29th day of October, 2004.

Angela Butler

Gregory L. Butler

STATE of Tennessee
COUNTY of WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Gregory L. Butler and Angela Butler Husband and Wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10/29/2004

My Commission Expires: 1.23.06

Notary Public

WILSON COUNTY
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC

File Number2410068

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