WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 11:03 2pgs
Fees:13.00 Taxes:251.60

20041206-0144729

DEBBIE WOODALL NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-28-06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody D. Butler	America's Wholesale Lender	042-04-0 076.00
(NAME)	(NAME)	
526 Amquiwood Court	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Plano, TX 75024	
(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, Benjamin J. Richards and wife, Leah R. Richards, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jody D. Butler, an unmarried woman, 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:

Land in Davidson County, Tennessee, BEING Lot No. 24-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60 of record in Book 5200, page 628, as revised in Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Benjamin J. Richards and wife, Leah R. Richards by Warranty Deed from Karen D. Coulthard, dated April 10, 2002, of record in Instrument No. 20020426-0051396, Register's Office for Davidson County, Tennessee; being further corrected by Correction of Notary Acknowledgment of record in Instrument No. 20041206-0144728, Register's Office for said County.

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 526 Amquiwood Court, Madison, TN 37115

(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 our hands this 25th day of October, 2004.

Benjamin J. Richards

Leah R. Richards

STATE OF Mississippi

COUNTY OF Rankin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin J. Richards and wife, Leah R. Richards the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brandon Mississippi, this 25th day of October, 2004.

Commission Expires Notary Public State of Mississippi At Large
My Commission Expires: July 12, 2005
Bonded Thru Heiden, Brooks & Garland, Inc.

Linda M. Richards
Notary Public

LINDA M. RICHARDS NOTARY PUBLIC RANKIN COUNTY, MS

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072