WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/05 08:26 2 pgs
Fees:13.00 Taxes:518.00

20050620-0069900

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE Exp. 3/21/09 DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Selamawit D. Thomas	TERRACE Mortgage Co.	Map 148-14
(NAME)	(NAME)	
4000 Keeley Drive	900 Ashwood Pkwy. #130	Parcel 99
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30338	
(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, **ROY BUTNER AND WIFE, PATRICIA BUTNER, AND EMMA JUANITA EDWARDS AND HUSBAND, DAVID EDWARDS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SELAMAWIT D. THOMAS**, 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. 116 on the Plan of Colewood Acres, Section 2, of record in Plat Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Eura Mae Sparkman, unmarried, by deed from Melvin L. Lance and wife, Linda Lance, of record in Book 7817, page 463, said Register's Office. Eura May Sparkman died August 13, 2004. Roy Butner and Emma Juanita Edwards are the devisees under the Will of Eura Mae Sparkman (Docket Number 04P-1457) Probate Court Clerk's Office for Davidson County, Tennessee. Patricia Butner and David Edwards join in executing this deed to convey any interest they may have in said property.

This conveyance is subject to (a) 2005 real property taxes, which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3700, page 135, said Register's Office; and (c) restrictive covenants of record in Book 4158, page 42 and Book 4178, page 738, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4000 Keeley 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.

RB AE.

Witness our hands this ~~27th day of May~~ 3rd of June, 2005.

Patricia Butner
Patricia Butner

Roy Butner
Roy Butner

David Edwards
David Edwards

Emma Juanita Edwards
Emma Juanita Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Butner and Patricia Butner and Emma Juanita Edwards and David Edwards, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~27th~~ 3rd day of June, ~~May~~, 2005.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
Exp. 3/21/09
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public