WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/21/05 10:15 2 pgs
Fees:13.00 Taxes:481.00
20051121-0140177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: May 24, 2008.
(AFFIX SEAL)

RECEIVED JOHN D. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Plantation Title, LLC, 7620 Highway 70S, Nashville, TN 37221

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Lister	HSBC Mortgage, USA	019-13-0-001.00
(NAME)	(NAME)	
118 Lindberg Street	534 Broad Hollow Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Melville, NY 11747	
(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, William Henry Butler and wife Oleta U Butler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Lister and wife Constance Lister, 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. 26 and the easterly 20 feet of Lot No. 25 on the Map of James M. Phipps Addition to Goodlettsville, as of record in Book 547, page 151, Register's Office for said County.

Said Lot No. 26 and part of Lot No. 25 front together 66 feet on the northerly side of Lindberg Avenue and extend back 150 feet on the westerly line and 150 feet, more or less, on the easterly line, with the westerly margin of Church Street, to an alley, measuring 461/2 feet thereon.

Being the same property conveyed to William Henry Butler, by Warranty Deed from Eva Nell Butler dated June 23, 1972 and filed for record on January 6, 1988 in Book 7444, Page 119, register's Office for Davidson County Tennessee, also being the same property conveyed to William Henry Butler and wife Eva Nell Butler from Emma Jean Kuykendall, unmarried dated July 26, 1957 in Book 2691, Page 421, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 118 Lindberg Ave., Goodletsville, TN 37072
(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 10th day of November, 2005.

William H. Butler
William Henry Butler

Oleta U. Butler
Oleta U Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Henry Butler and wife Oleta U Butler, with whom I am personally acquainted and who upon his/her/their oath acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purposes there contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2005.

Commission expires: May 24, 2008

Regina E. Johnson
Regina E. Johnson Notary Public