Davidson County DEEDWARR
Recvd: 05/04/06 13:01 2 pgs
Fees:13.00 Taxes:401.45

20060504-0052049

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24 DAY OF April, 2006.

Notary Public

Commission Expiration:

ADDRESS OF NEW OWNER:
Katie Stanley
231 Cottage Place
Nashville, Tennessee 37214

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
095-02-0A/231.00

WARRANTY DEED

FOR AND IN 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, I, **Susan D. Butzke,*** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katie Stanley, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Knox~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * Unmarried

Land in Davidson County, Tennessee, being Unit No. 49 on the Plan of Cottage Place Condominiums of record in Book 6250, page 816-823, said Register's Office, together with undivided interest in the common elements, all as described in the Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6520, page 745, said Register's Office, as amended by Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, page 722 and Book 6902, page 829, said Register's Office.

Being the same property conveyed to Deborah Edmonds on 07/26/2004 by deed from Hollace McKinley, filed for record on 09/08/2004 in Instrument No. 20040908-0108760, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Susan D. Butzke, unmarried, on 08/09/2005 by deed from Deborah Edmonds, unmarried, filed for record on 08/10/2005 in Instrument No. 20050810-0094886, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 231 Cottage Place, Nashville, Davidson County, TN 37214.

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 24 day of April, 2006.

Susan D. Butzke
Susan D. Butzke
By: Steven Utley - Attorney-In-Fact
by STEVEN UTLEY
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or 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 _____, Tennessee this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24 day of April, 2006, before me personally appeared Steven Utley, to me known to be the person who executed the foregoing instrument in behalf of Susan D. Bateke as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said Susan D. Bateke. Witness my hand and official seal.

_____
Notary Public

GREGORY D. VADNER
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.
My Commission Expires JULY 24,2007

Commission Expiration:

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, a Notary Public in and for said County and State, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the President of _____, the within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as President.

Witness my hand and official seal at office this _____ day of _____, 2006.

_____
Notary Public

Commission Expiration: