State of **Tennessee**
County of **Rutherford**

This actual consideration or value – whichever is greater- is **$141,000.00**

Affiant

Subscribed and sworn before me this the **29th** day of **June, 2006.**

Notary Public My Commission Expires: 3-20-10

Davidson County DEEDWARR
Recvd: 07/03/06 13:09 2 pgs
Fees:13.00 Taxes:521.70
20060703-0079227

WARRANTY DEED

This Instrument was Prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Jennifer A. Pierce Notary Public At Large Davidson County, Tennessee

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Katrine Yvonne Nelson	**3008 Rainstone Point**	**Volunteer Trust Mortgage**
3008 Rainstone Point	**Antioch, Tennessee 37013**	**301 S. Perimeter Park Drive**
Antioch, Tennessee 37013		**Nashville, Tennessee 37211**

Map 164-12 Group A Parcel 65

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JERRY BUTLER BUILDERS, LLC

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

KATRINE YVONNE NELSON, MARRIED

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Being Lot No. 65 on in Final Plat of Weatherstone as shown of record in Instrument Number 20020926-0117440, to which reference is hereby made for a more complete and accurate legal description.

Being part of same property conveyed to Jerry Butler Builders, LLC by Quitclaim Deed from Gail P. Pigg, Trustee of record in Instrument Number 20011231-0144900, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Number 20020926-0117440, and Instrument Number 20020718-0086527, Register's Office for Davidson County, Tennessee.

Subject to Declaration of restrictive covenants conditions contained in Instrument Number 20020611-0071030 and Instrument Number 20031015-0152650, Register's Office for Davidson County, Tennessee.

Subject to Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248, Register's Office for Davidson County, Tennessee.

The Planned Unit Development Boundary Plat of record in Plat Book recorded in Instrument No. 20020718-0086527, Register's Office for Davidson County, Tennessee.

Subject to Rights of Ingress/Egress as described within Deeds of recordi n Book 4457, page 350, Book 2671, page 127, Book 4706, page 227, Book 11533, page 826, and Instrument Number 20010403-0032129, Register's Office for said county.

Subject to any and all easements and/or restrictions affecting this property of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed ~~this~~ **29th day of June, 2006.**

Jerry Butler Builders, LLC

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Susan Magnuson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Jerry Butler Homes, LLC** for the purpose therein contained, and who further acknowledge him/her self to be **An Authorized Agent** and being authorized by the board of directors/principals to execute this document on behalf of **Jerry Butler Builders, LLC**

Witness my hand and official seal this **29th day** of **June , 2005.**

My Commission Expires:

3-20-10

Notary Public

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee