First Title and Escrow Company, Inc.
File Number 25968 Box 9B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/13/06 12:12 2 pgs
Fees:13.00 Taxes:3163.50
20061013-0127398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfred Rawls Butler	New Owner Sunrise Mortgage, Inc.	104-13-196
(NAME)	(NAME)	
3620 Valley Vista Road	201 4th Ave. N. Suite 1500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, Constance A. Sinclair, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfred Rawls Butler and wife, Daphne M. Butler,*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 Lots 11, 12, and 13 of Block "A" on the Plan of Bellwood, of record in Book 547, pages 149 and 150, Register's Office for said County.
Said Lots 11, 12 and 13 of Block "A" front 180 feet on the northerly margin of Valley Vista Road and extend back 196.62 feet on the easterly line and 178.52 feet on the westerly line to a dead line in the rear measuring 198 feet thereon.

Being part of the same property conveyed to CONSTANCE A. SINCLAIR, by quit-claim deed from CONSTANCE S. BUFF, of record as Instrument No. 20020812-0097207, dated August 9, 2002, said Register's Office.

This conveyance is subject to: 2006 County property taxes, a lien, but not yet due and payable; and all matters shown on the Plan of record in Book 547, page 149-159, said Register's Office.

*as equal tenants in common (and not as tenants by entireties)

unimproved ☐

This is improved ☒ property, known as 3620 Valley Vista Road, Nashville, TN 37205
(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 my hand this 10th day of October, 2006.

Constance A. Sinclair
Constance A. Sinclair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance A. Sinclair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goffice, this 10th day of October, 2006.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 29, 2010

Notary Public

My Commission Expires