WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/30/0

(AFFIX SEAL)

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/19/06 11:14 2 pgs
Fees:13.00 Taxes:518.00
20061019-0129864

THIS INSTRUMENT WAS PREPARED BY
Accurate Title & Escrow, Inc. 1181 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nelson Wilson		163-2/17.00
(NAME)	(NAME)	
4325 Winton Drive	same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Jerry Butler Builders, LLC, a Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nelson Wilson and wife, Donna Wilson, 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. 65 on the Plan of Hickory Highland Place, Section 3, of record in Plat Book 9700, page 798, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cherie Dunlap and husband, Travis Dunlap by Warranty Deed from Jerry Butler Builders, LLC, dated January 13, 2000 of record as Instrument Number 200001310009852, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jerry Butler Builders, LLC by Substitute Trustee's Deed from Gail P. Pigg, Trustee, dated April 30, 2003, of record as Instrument Number 200305010058160, Register's Office for Davidson County, Tennessee.

Property Address: 4325 Winton Drive
Antioch, Tennessee 37015

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☐
This is improved ☒ property, known as 4325 Winton 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my hand this 13th day of October, 2006.

Jerry Butler Builders, LLC

By: Jerry Butler

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared, Jerry Butler (*) ~~Builders, LLC, a Limited Liability Company~~ who are known to me on the basis of satisfactory evidence, and who acknowledged that HE executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10/13/2006

Commission expires: 11/30/09

STEVEN J. CARR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

(*) for Jerry Butler Builders, LLC