WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven M. Kirkpatrick	Regions Bank dba AmSouth	63-16B-14
(NAME)	(NAME)	
1608 Aaronwood Drive	2050 Parkway Office Circle RCN-6	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Birmingham AL 35244	
(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, Robert V. Butler Jr. and wife, Marcia E. Butler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven M. Kirkpatrick, 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: *unmarried,

Being Lot Number 14 on the Plan of Hampton Park (formerly known as Chitwood Downs), of record in Plat Book 6900, Page 550-552, Certificate of Correction in Book 7462, Page 445, Surveyors Certificate of Correction in Book 8110, Page 401, Amendment to Plat in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert V. Butler Jr. and wife, Marcia E. Butler, by Warranty Deed dated June 30, 1993, from Marsha B. Diaz and husband, Jose M. Diaz, as of record in Book 9001, Page 914, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marcia E. Butler by Robert V. Butler, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070124000096 74, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1608 Aaronwood Drive, Old Hickory, TN 37138

(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.

Davidson County DEEDWARR
Recvd: 01/24/07 10:02 2 pgs
Fees:13.00 Taxes:518.00
20070124-0009675

Witness our hands this 22 day of January, 2007.

Robert V. Butler Jr.

Marcia E. Butler
By: Robert V. Butler, Jr. as her Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert V. Butler Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of January, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22 day of January, 2007 before me personally appeared Robert V. Butler, Jr., the person who executed the foregoing instrument on behalf of Marcia E. Butler, and acknowledged that he executed the same as the free act and deed of the said Marcia E. Butler, through Power of Attorney granted Robert V. Butler, Jr. by the said Marcia E. Butler.

Witness my hand and official seal at Nashville, Tennessee this 22 day of January, 2007.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

RETURN TO:

Advantage Title & Escrow
3735 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
#12756