WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2008~~

(AFFIX SEAL)

BOX 13
13571

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristi Butts	Kristi Butts	15011009800
(NAME) 404 S Towne Court	(NAME) 404 S Towne Court	
(ADDRESS) Antioch, TN	(ADDRESS) Antioch, TN	
(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, Craig A. Maurer and Lisa O. Maurer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristi Butts, a single womanHEREINAFTER 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. 227 on the plan of Towne Village of the Country, Section III, as of record in Book 5200, Page 268 and 269, in the Register's office for Davidson County, Tennessee.

Said Lot No. 227 fronts 70.73 feet on the westerly margin of South Towne Court and extends back 154.26 feet on the northerly line and 70.66 feet on the southerly line to a broken line in the rear measuring 123.39 feet thereon.

Being the same property conveyed to Crain A. Maurer and wife, Lisa O. Maurer by Deed dated December 21, 1983 from Randall Phillips Builders, Inc. of record in Deed Book 6119, Page 164 in the Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

unimproved ☐

This is improved ☒ property, known as 404 S Towne Court, Antioch, TN

(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 our hands this 23rd day of July, 2007.

Davidson County DEEDWARR
Recvd: 07/26/07 13:56 2 pgs
Fees:13.00 Taxes:495.43

20070726-0088913

Craig A. Maurer by his attorney in fact Cheryl Roberts

Lisa O. Maurer by her attorney in fact Cheryl Roberts

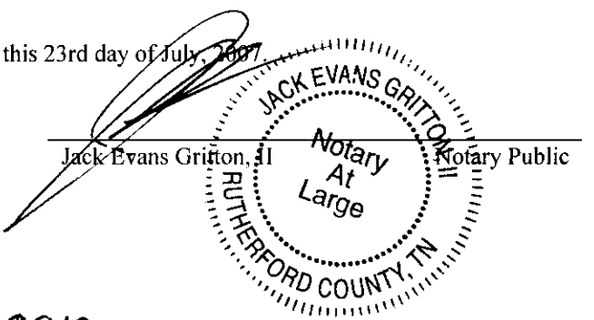
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid Cheryl Roberts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she executed the foregoing instrument (Warranty Deed) in behalf of Craig A. Maurer and Lisa O. Maurer and further acknowledged that they executed the same as the free act and deed of said Craig A. Maurer and Lisa O. Maurer, and for the purpose therein contained by virtue of a Special Limited Power of Attorney duly executed by said Craig A. Maurer and Lisa O. Maurer, and appearing of record in Record Book ✶, Page _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of July, 2007.

Commission expires: June 22, 2008



Jack Evans Gritton, II — Notary Public

✶ 200707260088912