WARRANTY DEED

NICOLE JENNETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2008

Notary Public: ~~Patricia Nicholls~~ Nicole Jennette

MY COMMISSION EXPIRES: ~~01/24/08~~ 5-11-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Larry Butler	NEW OWNER	Parcel ID:
4425 Westlawn Dr., Unit B-305		103080A03900CO
Nashville, TN 37209		

FOR AND IN 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

Geneva C. Jackson, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Larry Butler and wife, Teresa 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:

BEING Unit No. B-305, on the Plan of Westlawn Green, of record in Plat Book 5200, Pages 20-24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Geneva C. Jackson, unmarried, by deed from Brenda W. Reed, unmarried, of record in Instrument 20070627-0076566, dated June 25, 2008 and recorded June 27, 2007 said Register's Office.

This conveyance is subject to Restrictive Covenants, Master Deed and By-Laws of record in Book 5238, Page 863; Book 5266, Page 22; Book 6748, Page 423; Book 5238, Page 872, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Pages 20-24, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4425 Westlawn Dr., Unit B-305, Nashville, TN 37209

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 25th day of August, 2008.

Geneva C. Jackson
Geneva C. Jackson

Davidson County DEEDWARR
Recvd: 08/28/08 11:37 2 pg
Fees:13.00 Taxes:492.10

20080828-0088446

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of August, 2008.

Nicole Jennette
Notary Public

My Commission Expires: ~~12/4/09~~ 5-11-10

NICOLE JENNETTE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.