RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 15TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CONNIE HOOPER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires March 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E. Warner Butters and Sandra S. Butters	new owner (NAME)	162-5-207
6904 Holt Lea Ct. (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William Scott Banniza, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto E. Warner Butters and Sandra S. Butters, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 71 AS SHOWN ON THE PLAN OF HICKORY VALLEY, SECTION 3, OF RECORD IN BOOK 4460, PAGE 86, R.O.D.C., TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BILL GARRETT, Davidson County
Trans:T20090063791 DEEDWARR
Recvd: 09/17/09 16:01 2 pgs
Fees:13.00 Taxes:366.30
20090917-0087049

BEING THE SAME PROPERTY CONVEYED TO *HARRY L. BANNIZA, JR. AND WIFE, DIANE W. BANNIZA, BY DEED DATED NOVEMBER 1, 1973, AND FILED FOR RECORD IN BOOK 4761 PAGE 501, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*HARRY L. BANNIZA, JR. AND WIFE, DIANE W. BANNIZA ARE BOTH DECEASED, THEIR SOLE SURVIVING HEIR IS WILLIAM SCOTT BANNIZA, AS SHOWN ON THE AFFIDAVIT OF HEIRSHIP, RECORDED PRIOR TO THIS DEED.

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

unimproved ( )
This is improved (X) property, known as 308 Ocala Circle, Nashville, TN 37211
(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

WARRANTY DEED
(Continued)

singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of September, 2009.

William Scott Banniza 9/15/09

STATE OF Tennessee

COUNTY OF Williamson

I, Connie Hooper, a Notary Public of the County and State first above written, do hereby certify that William Scott Banniza, personally appeared before me this 15th day of September, 2009 and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th day of September, 2009.

Connie Hooper
Notary Public

My Commission Expires:

(SEAL)

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 4, 2013

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027