WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,900.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/22/10

(AFFIX SEAL)

R-HD-10-3814

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP NUMBERS
Amanda L. Kinney	New Owner (NAME)	
3814 Baxter Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	061-15 303.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CHARLES D. BUTLER AND WIFE, JENNIFER BUTLER AND KATHLEEN M. ZUCCARO, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA L. KINNEY AND BENJAMIN GIRMA TESFAYE, WIFE AND HUSBAND, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LOCATED IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY ONE HALF OF LOT NO. 33 ON THE MAP OF THE SUBDIVISION OF THE MAPLEWOOD HOME TRACT, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 421, PAGE 174, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID PART OF LOT NO. 33 FRONTS 55 FEET ON THE EASTERLY SIDE OF BAXTER STREET AND RUNS BACK BETWEEN PARALLEL LINES, 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES D. BUTLER AND WIFE, JENNIFER BUTLER AND KATHLEEN M. ZUCCARO, UNMARRIED BY WARRANTY DEED FROM VANESSA DIANE DOCKERY, UNMARRIED, RECORDED ON THE 2ND DAY OF MAY, 2006 IN INSTRUMENT NO. 20060502-0050490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 174; BOOK 4319, PAGE 840; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3814 Baxter Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20100038694 DEEDWARR
Recvd: 06/25/10 08:20 2 pgs
Fees: 13.00 Taxes: 835.83
20100625-0049588

Witness my/our hand(s) this 21st day of June, 2010.

Charles D. Butler

Jennifer Butler

Kathleen M. Zuccaro

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles D. Butler and Jennifer Butler, and Kathleen M. Zuccaro, the within named bargainor, 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, this the 21st day of June, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903