WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110005862 DEEDWARR
Recvd: 01/28/11 16:13 2 pgs
Fees: 13.00 Taxes: 1258.00
20110128-0008061

R-VRES-11-605

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Sarah van Ballegooijen
Affiant

Subscribed and sworn to before me, this 20th DAY OF January, 2011.

Notary Public

MY COMMISSION EXPIRES: 5 OR 0-14

(AFFIX SEAL)

MARY FRANCES BOYD NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY

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-PARCEL NUMBERS
Sarah Van Ballegooijen	Same (NAME)	
605 North 16th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		83-6-322.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JOHN LAURENCE BUTCHER AND WIFE, CATHERINE LOUISE BUTCHER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH VAN BALLEGOOIJEN, unmarried, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 21, MAP OF GEORGE SHIELDS EAST END SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 112, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN LAURENCE BUTCHER AND WIFE, CATHERINE LOUISE BUTCHER BY WARRANTY DEED FROM LARRY J. BROWN, UNMARRIED, AND TODD WAYNE CANTRELL, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, RECORDED ON THE 23RD DAY OF JULY, 2008 IN INSTRUMENT NO. 20080723-0075515, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS INSTRUMENT IS BEING EXECUTED IN BEHALF OF JOHN LAURENCE BUTCHER PURSUANT TO A POWER OF ATTORNEY EXECUTED BY SAME ON THE 27TH DAY OF FEBRUARY, 2008, RECORDED IN INSTRUMENT NUMBER 20080723-0075514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 112; 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 605 North 16th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

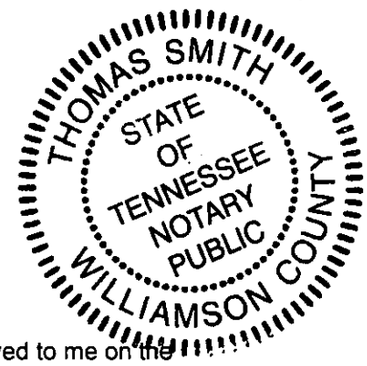
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a 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.

Witness my/our hand(s) this 20th day of January, 2011.

John Laurence Butcher by Catherine Louise Butcher as Attorney in Fact

John Laurence Butcher by Catherine Louise Butcher as Attorney in Fact

Catherine Louise Butcher



STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Catherine Louise Butcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Laurence Butcher, and who acknowledged he/she/they executed the same as the free act and deed of the said John Laurence Butcher.

Witness my hand and official seal, this the 20th day of January 2011.

Notary Public

My Commission Expires: 12-03-13



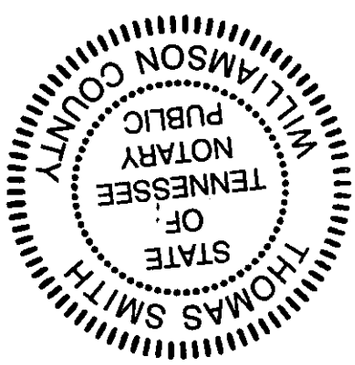
STATE OF Tennessee
COUNTY OF Davidson

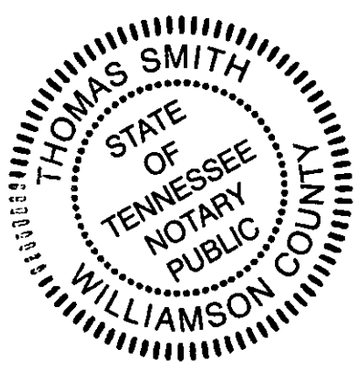
Before me personally appeared Catherine Louise Butcher to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of January 2011.

Notary Public

My Commission Expires: 12-03-13





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