WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $690,000.00.

Affiant

Subscribed and sworn to me on May 25, 2011.

NOTARY PUBLIC

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25001SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Stephen Butler Kimberly Butler 1037 Overton Lea Road Nashville, TN 37220	SAME ADDRESS AS NEW OWNER	145-08-009.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert F. Stevens and wife, Tonya V. Stevens, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Stephen Butler and wife, Kimberly Butler, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Lealand Manor Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record described according to a Survey made by William A. Pitts, Surveyor, as follows:

Beginning on the southeasterly margin of Overton Lea Road 245.6 feet southwest of the northwest corner of the property conveyed to Lorene Keele Cooper by Deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1714, page 134, in the Register's Office for Davidson County, Tennessee, being the corner of Lot Nos. 2 and 3; thence with the line between said two lots, South 17 deg. 57 min. East 382.2 feet to the northwesterly margin of Riverview Drive (proposed); thence with same, southwesterly 461.15 feet to the corner of Lot Nos. 1 and 2; thence with the line between said two lots, North 3 deg. 59 min. West 611.6 feet to the southeasterly margin of Overton Lea Road; thence with the same, Northeastwardly 238.53 feet to the beginning, containing 3.42 acres, more or less.

Being the same property conveyed to Robert F. Stevens and wife, Tonya V. Stevens, by Warranty Deed from Kenneth Bradford West and wife, Carolyn C. West, of record as Instrument No. 20031104-0161674 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110041394 DEEDWARR
Recvd: 07/11/11 10:51 2 pgs
Fees:13.00 Taxes:2553.00
20110711-0052774

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to Restrictive Covenants contained in Instrument of record in Book 1972, page 212, in the Register's Office for Davidson County, Tennessee.
3. Subject to 100 foot building setback lines from Overton Lea Road and Ridgeview Drive, and conditions of owner's certificate, as shown on unrecorded Plan of Lealand Manor, Fifth Avenue.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1037 Overton Lea Road, Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on May 25, 2011.

x _____
Robert F. Stevens

x _____
Tonya V. Stevens

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2011, before me personally appeared Robert F. Stevens and Tonya V. Stevens to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May 25, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 6/19/11

MELANIE LEIGH YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires June 19, 2011