WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073530 DEEDWARR
Recvd: 11/21/11 11:00 2 pgs
Fees:13.00 Taxes:432.90
20111121-0090916

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRE ~~November 7, 2011~~

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **16th** day of **November, 2011**

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdaleno Araujo	PrimeLending, A PlainsCapital Company	1620600700
(NAME)	(NAME)	
5132 Colemont Drive	18111 Preston Road #900	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX, 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Joan P. Butler**, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Magdaleno Araujo**, and Alma Rayo, husband and wife 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Fair Oaks, Section ,I of record in Book 4175, page 42, Register's Office for said County.

Said Lot No. 15, being a corner lot, fronts 80.33 feet on the northerly margin of Delvin Drive and 90 feet on the westerly margin of Colemont Drive, said frontages joined by a curve of 39.27 feet; and extends back 132.07 feet on the westerly line and 117.29 feet on the northerly broken line to a point.

Being the same property conveyed to Joan P. Butler by Warranty Deed from Sheryl Shull Corwin Olive and husband, Jesse Richard Olive, Jr., dated July 10, 1978 and filed of record on June 12, 1978 in Book 5310, page 293, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5132 Colemont Drive, Antioch, TN 37013

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, has 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 our hands this **16th** day of **November, 2011**

Joan P. Butler

Joan P. Butler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Joan P. Butler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **November, 2011**

Tabatha Edwards

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

MY COMMISSION EXPIRES ~~November 7, 2011~~