RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
Jonathan Butler and Emily K. Butler

GRANTEE(s)
Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P.

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20120035570 DEEDWARR
Recvd: 05/15/12 09:37 3 pgs
Fees:18.00 Taxes:476.37
20120515-0041805

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, Jonathan Butler and Emily K. Butler ("Grantors"), for and in consideration of the sum of One Dollar ($1.00), in hand paid by Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P. f/k/a Countrywide Home Loans Servicing, L.P. ("Grantee"), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto the said Grantee, and unto its successors and assigns forever, the following-described lands, situated in Davidson County, Tennessee, to wit:

Tract 1: Land in Davidson County, Tennessee, being located in that area of said County commonly referred to as the 9th Civil District and being a portion of Tract or Lot Number 4 in the Travis and Lewis Land Company's unrecorded subdivision of small farms and being a part of the land which was acquired by Associates Financial services Company of Tennesee, Inc. From said Travis and Lewis Land Company by deed dated May 14, 1957 and of record in Book 2647, Page 563, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Roy W. Evans and wife, by Associates Financial Services Company of Tenneesse, herein by deed dated June 2, 1960, Book 3074, Page 192 and reclaimed from them by foreclosure proceeding as set out in Trustee's deed of Claude Callicott, Trustee, dated February 26, 1962, Book 3343, Page 342. Notwithstanding obvious errors in the description contained in said deeds of conveyance, a correct description contained in said deeds of conveyance, a corrected description of the tract herein conveyed is taken from a resurvey of said Tract or Lot 4 made June 4, 1973 by Ronald A. Ramsey, Registered Professional Engineer, and by survey of John Kohl, Surveyor, dated April 2, 1981, as follows: Beginning at an iron pin in the southerly margin of Manning Hollow Road, this being the northwesterly, corner of said lot, and now designated as Number 26 Manning Hollow Road, Pegram, Tennessee, 37143, thence generally in a Southerly direction 1290 feet more or less, to an iron pin or concrete monument, this being the Southwesterly corner, thence in a southeasterly direction South 59 degrees 19 minutes East 232 feet, more or less to an iron pin or concrete monument in the southeasterly corner, thence generally in a northerly direction 1300 feet, more or less to an iron pin or monument in the southerly margin of manning Hollow Road, thence with the southerly margin of said road North 57 degrees 15 minutes West 95.9 feet, North 61 degrees 15 minutes West 100 feet and North 69 degrees 15 minutes West 13.1 feet to the point of beginning excluded from the foregoing description is that portion of said Tract or Lot 4 which was conveyed to Larry D. Drake, Sr, et ux herein by deed from H.H. Loftis and wife, dated May 25, 1966, of record in book 4020, page 697, of Register's Office for Davidson County, Tennessee.

Tract II: Land in the 9th Civil District of Davidson County, Tennessee, being part of Tract Number in Travis and Lewis Land Company's Subdivision of Small Farms, not of record, described partly according to a survey made by John M. Sullivan, Engineer, May 11, 1957, as follows: Beginning on the southerly margin of Manning Hollow Road at the corner of Tracts numbers 3 and 4, being the northeast corner of the property conveyed to J.W. Hunter and wife, thence with the lines between Tract 3 and 4, Southerly 605 feet, thence easterly 110 feet, thence northerly 595 feet to the southerly margin of Manning Hollow road; thence with the same westerly 105 feet to the beginning.

More commonly known as: 4080 Manning Hollow Road, Pegram, Tennessee 37143.

Being the same property conveyed to Jonathan Butler by Warranty Deed recorded August 11, 2004, as Instrument No. 20040811-0097034, Register Office for Davidson County, Tennessee.
Tax Parcel No.: 112 000 061.00

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns, forever with all appurtenances thereunto belonging. And we, Jonathan Butler and Emily K. Butler, hereby covenant with the said Grantee that we will forever warrant and defend the title to said lands against any and all claims whatsoever.

WITNESS my hand and seal this 20th day of March, 2012.

Jonathan Butler

Emily K. Butler

ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Madison

MELISSA R. BROOKS
Notary Public, State of Indiana
Madison County
My Commission Expires
January 08, 2015

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jonathan Butler and Emily Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Carmel IN this 20th day of March 2012.

Notary Public

My Commission Expires: January 08, 2015

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,749.25, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jonathan Butler

Emily K. Butler

ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Madison

Before me, the undersigned notary public of the state and county aforesaid, personally appeared Jonathan Butler and Emily Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed for the purposes therein contained.

Witness my hand and seal at office in Cmnt, IN this 20th day of March 2015.

MELISSA R. BROOKS
Notary Public, State of Indiana
Madison County
My Commission Expires
January 08, 2015

Melissa R. Brooks
Notary Public

My Commission Expires: January 08, 2015

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Bank of America, N.A.
7105 Corporate Drive
Mail Stop PPX-C-35
Plano, TX 75024