WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042842 DEEDWARR
Recvd: 06/11/12 11:18 2 pgs
Fees:13.00 Taxes:554.97

20120611-0050776

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,991.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-11-13

(AFFIX SEAL)

JEFFREY M. GRISHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. My Commission Expires JAN. 7, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Miller	NEW OWNER	161090A06100CO
(NAME)	(NAME)	
4844 Bevendean, B7	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kara Butler FKA Kara Baker* , married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Peter Miller , a single person**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. B7, as shown on the plan of Brighton Village, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 200801170005582 and amended in Instrument 200808080081965, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Kara Baker, a single woman by Deed from Regent Homes LLC, a Tennessee limited liability company, dated 03/10/2009 and filed for record on 03/11/2009 in Instrument 200903110022117, Register's Office for Davidson County, Tennessee.

*Richard E. Butler, husband of Kara Butler, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

Master Deed and By-Laws filed for record in Instrument 200801170005582, said Register's Office. Said Master Deed was amended of record in Instrument 200808080081965, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7520, Page 908, said Register's Office.
All matters set out in document including but not limited to an easement of record in Instrument 200606300078188, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200610270133549, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and

Appurtenances of record in Instrument 200610270133575, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200711210136366, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200711210136402, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4844 Bevendean, B7, Nashville, TN 37211
(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/or 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/or 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 hand this 30th day of May, 2012.

Kara Butler

Richard E. Butler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kara Butler and Richard E. Butler, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2012.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027