BILL GARRETT, Davidson County
Trans:T20120083187 DEEDWARR
Recvd: 11/01/12 09:24 2 pgs
Fees:13.00 Taxes:394.79
20121101-0100294

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$106,700.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2012.

Notary Public

My commission expires: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Carol Jane Buttenham	New Owner	Map 061-15-0 Parcel 240-00
1104 Norvel Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Pamela Luter and Lamel Luter, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carol Jane Buttenham, unmarried

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. 74 and the westerly one half of Lot No. 73 on the Plan of M.N. Young's Inglewood Annex, as of record in Book 547, Page 197, Register's Office for Davidson County, Tennessee.

SAID Lot No 74 and the westerly half of Lot No. 73 front together 77 feet on the southerly side of Norvel Avenue and run back 155 feet 5 inches on the westerly line and 149 feet, more or less, on the easterly line to the northerly line of Lot No. 75, measuring 75 feet thereon.

BEING the same property conveyed to Anthony D. Winton and Alvin E. Winton, by Deed dated December 29, 1989 from Edward A. Corlew and David W. Stephenson, of record in Book 8016, Page 479, Register's Office for DAVIDSON County, Tennessee. The said property was further divested out of Anthony D. Winton and vested in Pamela J. Pipes Winton by Final Decree of Divorce dated March 13, 1997, of record in Docket No. 96D-3048, Second Circuit Court of Davidson County, Tennessee and of record in Book 10500, Page 994 Register's Office for said county. The said Alvin E. Winton further conveyed his interest to Pamela Luter (formerly known as Pamela J. Pipes Winton) by Quitclaim Deed dated September 12, 2012, of record in Instrument No. 20120924-0086653, said Register's Office.

LAMEL Luter, spouse of the above named Pamela Luter, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1104 Norvel Avenue, Nashville, TN 37216**

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 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 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 my/our hand(s) this **30th** day of **October, 2012.**

Pamela Luter

Pamela Luter

Lamel Luter

Lamel Luter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Pamela Luter and Lamel Luter,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2012.**

Diana G. Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: November 15, 2015