RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 199,900.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2012.

Notary Public

My commission expires: 9/21/2015

BILL GARRETT, Davidson County
Trans:T20120084276 DEEDWARR
Recvd: 11/05/12 11:24 2 pgs
Fees:13.00 Taxes:739.63
20121105-0101605

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AARON C. BUTLER	New Owner	**06114009100**
3809 HILLTOP AVE		
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ROGER D TUCKER, UNMARRIED and PEGGY DANIEL, UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP

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

AARON C. BUTLER, AN UNMARRIED MAN

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. 8, Baxter Heights Subdivision, of record in Book 2083, Page 94, Register's Office for said County.

Said Lot No. 8 fronts 62.83 feet on the northerly side of Hilltop Avenue and runs back 185.96 feet on the easterly line and 263.34 feet on the southwesterly line,
to a broken line in the rear, measuring 223.23 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO ROGER D TUCKER, UNMARRIED AND PEGGY DANIEL, UNMARRIED, AS TENANTS IN COMMON WITH FULL RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM LONNIE RAY ATKINSON AND JESSICA JANE ATKINSON DATED 06/22/12 AND RECORDED ON 07/17/12 IN INSTRUMENT NO. 20120717-0062727, SAID REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF EITHER GRANTOR, NOR THEIR HEIRS OR ASSIGNEES.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 3809 HILLTOP AVE, 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, 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, have a good right to convey it and the same in 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 31st day of October, 2012.

ROGER D TUCKER

PEGGY DANIEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER D TUCKER and PEGGY DANIEL, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2012.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
07-21-2013