RETURN TO
ROBERT L SCRUGGS ATTORNEY
2525 21ST AVE S, 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20120090156 DEEDWARR
Recvd: 11/27/12 10:38 2 pgs
Fees:13.00 Taxes:706.70
20121127-0108711

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $191,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2012.

Notary Public

My commission expires:

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan J. Cabaj **Alexandra Lankey**	Fairway Independent Mtg Corp.	**Map\Parcel: 072-15-0-317.00**
205 McKennell Drive	6652 Pinecrest Drive, Ste #200	
Nashville, TN 37206	Plano, TX 76024	

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,

Justin Buttrey, married

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

Ryan J. Cabaj and wife, Alexandra Lankey

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 part of Lot 63 on the Plan of Brownsville as of record in Plat Book 21, Page 9, Register's Office of Davidson County, Tennessee, described according to a survey made by Hickerson & Pleasant Engineering Company November 3, 1966 as follows:

Beginning at a point in the center line of McKinnel Avenue at the northwest corner of the property conveyed to Clyde A. Morgan of record in Book 965, page 399, said Register's Office; thence with said Morgan's westerly line South 1 deg. 05' East 300 feet; thence North 86 deg. 45' West 81 feet to an iron pin; thence North 2 deg. 00' East 300 feet to the center line of McKinnel Avenue; thence with the same easterly 65 feet to the beginning.

Being the same property conveyed to Justin Buttrey by Warranty Deed from JBT Inc, a Florida Corporation, of record as Instrument No. 20110113-0003556, dated December 23, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 21, Page 9, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 205 McKennell Drive, Nashville, TN 37206.

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 21st day of November, 2012.

Justin Buttrey

*Natasha Buttrey, spouse of Justin Buttrey, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Natasha Buttrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Justin Buttrey and wife, Natasha Buttrey, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **121063CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027