File No. 122067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120096498 DEEDWARR
Recvd: 12/18/12 08:40 2 pgs
Fees: 13.00 Taxes: 640.10
20121218-0116288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/28/15

(AFFIX SEAL)

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan J. Stuard	Wells Fargo Home Mortgage	108-12-0B-210.00
(NAME)	(NAME)	
2308 Harborwood Point	10401 Deerwood Park Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Jacksonville FL 32256	
(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, I/WE **RUSSELL W. BUTLER AND WIFE, HILLARY H. BUTLER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHAN J. STUARD AND KRISTIN M. STUARD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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. 15, on the Plan of Final Plat, Section One, Harborview, Final Phase, of record in Plat Book 9700, Page 192, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Russell W. Butler and wife, Hillary H. Butler, by Warranty Deed from Roger M. Jarvis and wife, Elizabeth W. Jarvis, dated December 14, 2004 and recorded December 29, 2004 in Instrument No. 20041229-0154242, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10125, Page 494; amended in Book 10344, Page 233 and Book 10386, Page 334; By-Laws of record in Book 10316, Page 891; HOA Charter of record in Book 10316, Page 886; Storm Water Detention Agreements of record in Book 7390, Page 270 and Book 10937, Page 376; and all existing easements and all other matters shown on plat of record in Plat Book 9700, Page 192, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as: 2308 Harborwood Point, Nashville, Tennessee 37214

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 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 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 14th day of December, 2012.

Russell W. Butler

Hillary H. Butler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named RUSSELL W. BUTLER AND HILLARY H. BUTLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of December, 2012.

Commission expires: 3|28|15

Notary Public

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File No.: 122067

RETURN TO:

Venture Title, LLC
3027 Highway 31 W
White House, TN 37188