This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Billy D. & Ellie Butler
853 Hitt Lane
Goodlettsville, TN 37072

MAP/PARCEL: 05205004300

BILL GARRETT, Davidson County
Trans:T20130035940 DEEDWARR
Recvd: 05/01/13 10:55 2 pgs
Fees:13.00 Taxes:103.60
20130501-0043537

WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2013 between

Brenda I. Watson

of Buncombe County, North Carolina, hereinafter referred to as **Grantor**, and

Billy D. Butler and wife, Ellie Butler

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 13 of Block "J" on the Map of the Revised Plan of Power and Roth Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said Lot 13 fronts 60 feet on the East side of Walnut Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Brenda I. Watson, an individual by Quitclaim Deed from Lois Holland, an individual, dated February 20, 2013 and being of record in Instrument No. 20130301-0020747, Register's Office for Davidson County, Tennessee, and by Executor's Quitclaim Deed from Lois Holland and Brenda Watson, Co-Administrators for the Estate of Bessie Marguree L. Adcock of record in Instrument No. 20120224-0016224, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 837 Walnut Street, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and

right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Brenda I. Watson _____ _____

Brenda I. Watson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brenda I. Watson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of April, 2013.

Karen B. Heavener
Notary Public



My Commission Expires: 11/3/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $28,000.00.

Brenda I. Watson
Affiant

Sworn to and subscribed before me, this 30th day of April, 2013.

Karen B. Heavener
Notary Public



My Commission Expires: 11/3/15