NEW OWNER:

Scott Matthews
Kallie Matthews
636 Granwood Boulevard
Old Hickory, TN 37138

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0886

Map 063 Group 16-0-A Parcel 039.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130072726 DEEDWARR
Recvd: 08/22/13 13:42 2 pgs
Fees:13.00 Taxes:606.80
20130822-0088730

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01291-10Sc1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty-Four Thousand and 00/100 Dollars** ($164,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **GARY D. BUTLER and wife, BRENDA G. BUTLER** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **SCOTT MAT HEWS and wife, KALLIE MAT HEWS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

*R.

Land in Davidson County, Tennessee, Being Lot No. 162 on the plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Page 405, as amended in Book 6900, Pages 550 through 552 and corrected in Book 7462, Page 445, and amended in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Gary D. Butler and wife, Brenda G. Butler, by Warranty Deed from Timothy E. Butler and Jacqueline K. Butler, both unmarried, dated April 15, 2005, and of record in Instrument No. 20050421-0044632, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 636 Granwood Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **August, 2013**.

GARY D. BUTLER

BRENDA G. BUTLER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, GARY D. BUTLER AND BRENDA G. BUTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 19th day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

JONATHAN M TINSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **164,000.00** .

AFFIANT

Sworn to and subscribed to before me 19 day of **August, 2013**.

NOTARY PUBLIC

My commission expires: 9-2-13

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON